
STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
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January 29, 2009

The Honorable Linda J. Reynolds
Orange County Assessor
205 East Main Street, Suite 7
Paoli, IN 47454

Dear Ms. Reynolds:

RE: 2008 Annual Adjustment Ratio Study

The Department of Local Government Finance has reviewed the information and data you originally submitted for the Orange County 2008 ratio study as well as the supplemental information. The Department hereby approves the ratio study results based on the study presented without verifying the actual data in order to allow the preparation and delivery of the real property list to the County Auditor pursuant to IC 6-1.1-5-14.

Further studies may be warranted in order to ensure that the annual adjustment process was followed. Additionally, we would encourage you to use all possible sales, which lend greater validity to the sales ratio study.

In conjunction with our Data Analysis section, please continue to ensure your sales disclosure file database is compliant. For assessment year 2009, your 2007 and 2008 sales disclosure data files must be compliant with the rules of the DLGF.

If you have any questions or concerns, please feel free to contact Barry Wood, the Assessment Division Director, at (317) 232-3762 or by e-mail at Bwood@dlgf.in.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "TJR".

Timothy J. Rushenberg
Commissioner

cc: Barry Wood, Assessment Director

Orange County 2008 Trending Activity Summary

General

Orange County is one of the smaller counties in the state. The county is made up of ten townships with a total parcel count of just under 18, 000 total parcels. The real estate market had been relatively slow for several years until recent developments involving the new casino and modernization of French Lick and West Baden hotels. This has led to a dramatic increase in the value of commercial properties near the hotel.

The housing sector has been relatively slow throughout most of the county, with the exception of the French Lick/ West Baden area which has seen prices increase faster than the rest of the county. New residential developments have been limited to a few large-tract rural subdivisions scattered around the county with only a small number of new homes in those areas.

Commercial

In the towns of West Baden and French Lick a large enough sample of improved commercial sales was available to develop a trending factor. Applying this trend factor to the improved parcels yielded an increase in almost all the parcels. Commercial parcels in both of these taxing units were substantially increased during the 2006 and 2007 trending projects. Increases for 2008 far exceeded the remainder of the county and most of the region. In Paoli Township commercial and industrial values were adjusted using a trend factor in 2008, however, in 2007 a cost index derived from Marshall and Swift was applied to all commercial, industrial, utility and commercial-type exempts in Paoli. In all of the remaining taxing districts the number of improved sales was limited. In those districts a cost index derived from *Marshall and Swift* was loaded into the county's Proval software system and batch recalculations of commercial and industrial properties were carried out. This was done in both 2007 and 2008.

The cost index was developed from reviewing 4 different time-adjusted indexes in the *Marshall and Swift* manual. The index arrived at was 1.33 (133%) for the 2007 trending and 1.39 (139%) for the 2008 trending. After the commercial and industrial recalculation was carried out in 2007, new depreciation figures were applied using January 1, 2006 as the new effective date to determine depreciation instead of the prior January 1, 1999 date. In 2008, new depreciation figures were applied based upon an effective age of January 1, 2007. The market data available was used to help determine obsolescence depreciation if needed.

As part of the 2008 review of commercial property, the county's appraisal vendor carried out field inspections and complete reassessments of 90% of the improved property in the town of Orleans and Orleans Township. In 2007 a review of approximately 90% of the improved parcels in Paoli was carried out, and the vendor also carried out a complete reassessment of approximately 50% of the improved commercial and industrial parcels in West Baden. During the 2006 trending project approximately 40% of the commercial and industrial parcels county-

wide were completely reworked, including almost all of the parcels in French Lick. Over a 3-year span at least 85% of the improved parcels have been extensivley reviewed in the field.

Also during the 2007 trending project the French Lick hotel was completely reworked through a combination of new blue prints and multiple field inspections. New construction associated with the casino project, golf course renovation, and event center was all added to the rolls. In 2008 the review of the ongoing construction at the French Lick Hotel and Casino continued, as well as a complete rework of the West Baden Springs domed hotel and grounds.

Commercial Land

Due to the limited amount of raw land sales for commercial and industrial property, the county contracted with a local appraiser (Magner Appraisal of Paoli) to obtain appraisals of commercial and industrial properties in both Paoli and Orleans Townships. The appraisals carried out were used to supplement and revise the land values established by the county.

Residential

All sales disclosures for residential properties are initially verified and validated by the county assessor's office by phone contact with the parties involved in the sale. For those parcels where the sale price and assessed value differ by more than 20%, a field inspection is carried out by the county's appraisal vendor. These inspections often result in finding renovated, omitted or removed improvements. Discussion with the owners onsite yielded new information about the financing or family relationships which do not always appear on the disclosures.

Sale prices throughout the county showed modest increases in 2006. The number of foreclosures was higher than in the past and created additional work during the verification process. Signification changes were made to the residential parcels during the 2006 trending project, but most of the changes for 2007 and 2008 were relatively modest, with the exception of the French Lick area which was still quite active.

Income Producing Properties

Orange County has a limited number of multi-family housing apartments. Most of the multi-family developments are either low-income or elderly housing. The county has obtained income and expense data from the majority of those properties. Almost all of the multi-family apartments were appealed during the 2002 reassessment and/ or following the 2006 and 2007 trending projects. The process of comparing the capitalized net income to the assessed valuations has been an ongoing activity since the 2002 reval. The county has also gathered rental data from residential rentals to develop GRM's and then compared the GRM derived values against the current assessed values.

Other data Sources

The data base for properties available through the MLS has improved in the past few years. The county has utilized what data is available, which is primarily on-line listing fact sheets as comparison of value and also to obtain construction data on both residential and commercial property. The MLS data is still relatively limited compared to MLS data available in most larger counties. What data is available has been incorporated into the 2008 valuation process and has been utilized for prior years also.

As part of the ongoing assessment process the county also has a tax attorney, Marilyn Meighn, on retainer. The county utilizes her services on various appeals each year and she has provided appraisers to help support the county's assessed values. The county also retains the services of independent appraisers when necessary to support assessed values during the appeal process.

Mobile Homes

Pursuant to directions from the DLGF the Assessor has removed single-wide mobile homes from the real property assessment rolls and priced them as personal property. Because of this, multiple sales that appeared on the 2007 ratio study have been removed. Also, the county has repriced all double-wide mobile homes as dwellings. This repricing has resulted in assessed values that vary far more than other classes of property when comparing year-to-year assessments.

Neighborhood Review

During the 2002 revaluation neighborhood boundaries within incorporated areas tended to follow subdivision lines. While this made the data collection, data entry and land valuation process much easier during the reassessment it has created some issues since. It has required far more changes to the control pages of the county's software system than would be expected and it has required that multipliers be developed from reviewing clusters of similar neighborhoods instead of larger more comprehensive neighborhoods. In 2008 multiple smaller neighborhoods were combined to produce larger neighborhoods that are easier to work with. While many neighborhoods were eliminated, a significant number still remain. This allows for stratification, where before the county was overstratified. Below is a listing of those neighborhoods that have been combined:

Paoli (14 small neighborhoods combined into larger areas):

1202 was combined into 1201 (1202 now inactive)

1205, 1237 and 1240 were combined with 1204 (1205, 1237, 1240 now inactive)

1209 was combined into 1207

1206, 1212, 1215, 1216, 1219, 1224, 1233, 1235 and 1238 were all combined into 1214

West Baden (4 small neighborhoods combined into a larger one):

9302, 9304, 9310 and 9314 all combined into 9312

French Lick (6 neighborhoods combined into larger ones):

9222 and 9223 combined into 9221

9206 and 9225 combined into 9229

9224 and 9227 combined into 9228

Orleans (10 small neighborhoods combined into larger ones):

1008 and 1023 combined into 1009

1001, 1003, 1004, 1014 and 1120 all combined into 1102

1007, 1022 and 1025 all combined into 1006

Format Change

Orange County modified the 2007 ratio study format required by the DLGF. One change unique to the county is inclusion of both code numbers (old parcel numbers) and new 18-digit numbers. The county was unable to convert to the new 18-digit system until all mapping issues were resolved and has just recently received their converted numbers. That is why both columns appear on the study.

2008 TRENDING ORANGE RESIDENTIAL VACANT TOWNSHIP SUMMARY								
TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	50	69	993	106.43	102.06	12.24	100.75	1.06
GREENFIELD	48	56	418	101.63	100.00	7.85	99.94	1.02
JACKSON	34	43	220	97.91	96.26	6.82	99.18	0.99
NORTHEAST	2	2	50	97.42	97.42	12.75	98.27	0.99
NORTHWEST	15	15	52	105.79	105.50	6.67	102.50	1.03
ORANGEVILLE	17	18	74	102.13	100.41	6.41	100.28	1.02
ORLEANS	27	30	361	106.55	104.94	9.45	99.82	1.07
PAOLI	61	73	863	103.93	99.68	8.52	100.43	1.03
SOUTHEAST	10	14	260	103.69	103.64	10.34	102.72	1.01
STAMPERS CREEK	17	22	118	103.29	102.71	8.86	99.67	1.04

2008 TRENING ORANGE RESIDENTIAL IMPROVED TOWNSHIP SUMMARY

TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	177	220	1742	99.66	96.78	8.20	102.12	0.98
GREENFIELD	32	41	476	105.00	106.90	8.43	99.48	1.06
JACKSON	26	29	414	102.09	102.77	10.22	102.32	1.00
NORTHEAST	14	16	145	102.84	100.61	7.70	101.98	1.01
NORTHWEST	9	9	113	103.80	106.02	6.58	102.89	1.01
ORANGEVILLE	13	20	151	100.48	97.38	7.92	101.96	0.99
ORLEANS	110	125	1161	101.65	98.93	9.61	101.16	1.00
PAOLI	192	238	2058	98.73	96.84	7.98	101.01	0.98
SOUTHEAST	37	40	497	102.35	98.35	9.28	100.09	1.02
STAMPERS CREEK	17	22	187	103.24	99.08	10.32	102.92	1.00

2008 TRENDING ORANGE INDUSTRIAL VACANT TOWNSHIP SUMMARY								
TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	3	9	13	98.28	100.90	3.29	102.07	0.96
GREENFIELD	0	0	2	N/A	N/A	N/A	N/A	N/A
JACKSON	0	0	0	N/A	N/A	N/A	N/A	N/A
NORTHEAST	0	0	0	N/A	N/A	N/A	N/A	N/A
NORTHWEST	0	0	0	N/A	N/A	N/A	N/A	N/A
ORANGEVILLE	0	0	0	N/A	N/A	N/A	N/A	N/A
ORLEANS	1	1	14	107.88	107.88	0.00	100.00	1.08
PAOLI	6	9	45	100.32	100.88	6.28	98.07	1.02
SOUTHEAST	1	1	0	102.80	102.80	0.00	100.00	1.03
STAMPERS CREEK	0	0	0	N/A	N/A	N/A	N/A	N/A

2008 TRENDING ORANGE INDUSTRIAL IMPROVED TOWNSHIP SUMMARY

TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	3	6	28	103.65	101.85	4.76	98.10	1.06
GREENFIELD	0	0	1	N/A	N/A	N/A	N/A	N/A
JACKSON	0	0	0	N/A	N/A	N/A	N/A	N/A
NORTHEAST	1	1	3	103.75	103.75	0.00	1.00	1.04
NORTHWEST	0	0	0	N/A	N/A	N/A	N/A	N/A
ORANGEVILLE	0	0	0	N/A	N/A	N/A	N/A	N/A
ORLEANS	2	6	29	100.08	100.08	0.59	100.54	1.00
PAOLI	7	9	39	99.62	101.29	4.41	98.11	1.02
SOUTHEAST	0	0	1	N/A	N/A	N/A	N/A	N/A
STAMPERS CREEK	0	0	1	N/A	N/A	N/A	N/A	N/A

2008 TRENDING ORANGE COMMERCIAL VACANT TOWNSHIP SUMMARY

TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	10	12	66	103.61	107.69	9.72	98.16	1.06
GREENFIELD	0	0	0	N/A	N/A	N/A	N/A	N/A
JACKSON	0	0	1	N/A	N/A	N/A	N/A	N/A
NORTHEAST	1	5	7	93.16	93.16	0.00	100.00	0.93
NORTHWEST	0	0	0	N/A	N/A	N/A	N/A	N/A
ORANGEVILLE	0	0	0	N/A	N/A	N/A	N/A	N/A
ORLEANS	4	4	19	101.58	101.05	5.30	99.26	1.02
PAOLI	8	8	43	97.83	96.02	7.71	102.65	0.95
SOUTHEAST	0	0	1	N/A	N/A	N/A	N/A	N/A
STAMPERS CREEK	0	0	1	N/A	N/A	N/A	N/A	N/A

2008 TRENDING ORANGE COMMERCIAL IMPROVED TOWNSHIP SUMMARY								
TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	21	28	173	101.52	99.87	9.05	99.93	1.02
GREENFIELD	0	0	1	N/A	N/A	N/A	N/A	N/A
JACKSON	1	1	5	96.33	96.33	0.00	100.00	0.96
NORTHEAST	0	0	2	N/A	N/A	N/A	N/A	N/A
NORTHWEST	0	0	0	N/A	N/A	N/A	N/A	N/A
ORANGEVILLE	0	0	0	N/A	N/A	N/A	N/A	N/A
ORLEANS	10	11	91	98.70	106.69	13.63	99.07	1.00
PAOLI	18	20	215	105.24	104.36	8.93	101.28	1.04
SOUTHEAST	0	0	6	N/A	N/A	N/A	N/A	N/A
STAMPERS CREEK	0	0	3	N/A	N/A	N/A	N/A	N/A

2008 TRENDING ORANGE AGRICULTURAL TOWNSHIP SUMMARY								
TOWNSHIP	# OF SALES	# OF SALE PARCELS	PARCELS IN TOWNSHIP	MEAN	MEDIAN	COD	PRD	WEIGHTED MEAN
FRENCH LICK	6	6	1232	1.00	1.00	0.00	1.00	1.00
GREENFIELD	6	6	605	1.00	1.00	0.00	1.00	1.00
JACKSON	5	5	559	1.00	1.00	0.00	1.00	1.00
NORTHEAST	5	5	452	1.00	1.00	0.00	1.00	1.00
NORTHWEST	5	5	370	1.00	1.00	0.00	1.00	1.00
ORANGEVILLE	5	5	454	1.00	1.00	0.00	1.00	1.00
ORLEANS	5	5	605	1.00	1.00	0.00	1.00	1.00
PAOLI	6	6	1126	1.00	1.00	0.00	1.00	1.00
SOUTHEAST	5	5	1032	1.00	1.00	0.00	1.00	1.00
STAMPERS CREEK	5	5	493	1.00	1.00	0.00	1.00	1.00

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: French Lick

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION	
Residential	001-005-003-001/	591216300050000001	\$6,600	\$7,700	\$7,700	Dec-06	\$6,000	\$6,000	1	Spring Valley	6160	001	59-001	9101	501/501	1.283	1.021	0.263
	001-005-002-002/	591216200049000001																
Vacant	001-018-045-000/	591204400059000001	\$22,100	\$25,700	\$25,700	Aug-03	\$20,000	\$22,130	1	Spring Valley	6160	001	59001	9101	501/501/501	1.161	1.021	0.141
	001-018-043-000/	591212400041000001																
	001-002-079-000/	591220100036000001	\$12,400	\$14,500	\$14,500	Jan-05	\$10,500	\$11,140	1	Spring Valley	6160	001	59001	9101	501	1.302	1.021	0.281
	001-005-036-014/	590010050309140001	\$11,400	\$13,200	\$13,200	Feb-04	\$9,000	\$9,810	1	Spring Valley	6160	001	59001	9101	501	1.346	1.021	0.325
	001-005-037-118/	590025100026000001	\$19,300	\$22,800	\$22,800	Oct-05	\$19,500	\$20,240	1	Spring Valley	6160	001	59-001	9101	511	1.126	1.021	0.106
	001-011-026-000/	591105100000000001	\$17,700	\$18,400	\$18,400	May-03	\$17,200	\$19,170	1	Spring Valley	6160	001	59-001	9101	511	0.960	1.021	0.061
	001-016-058-000/	591220100005000001	\$7,800	\$9,100	\$9,100	Jun-05	\$7,500	\$7,860	1	Spring Valley	6160	001	59-001	9101	501	1.158	1.021	0.137
	001-012-011-000/	590562000020000001	\$9,900	\$11,400	\$11,400	Apr-03	\$10,000	\$11,170	1	Spring Valley	6160	001	59-001	9101	511	1.021	1.021	0.000
	001-003-013-000/	590523000043000001	\$5,900	\$5,300	\$5,300	Feb-07	\$6,000	\$6,000	1	Spring Valley	6160	001	59-001	9101	501	0.883	1.021	0.137
	001-005-037-114/	590525200002001001	\$16,300	\$17,000	\$17,000	Jan-05	\$10,500	\$17,500	1	Spring Valley	6160	001	59-001	9101	511	0.971	1.021	0.049
	001-001-040-000/	590010010400000001	\$1,700	\$2,000	\$2,000	May-06	\$2,000	\$2,000	1	Spring Valley	6160	001	59-001	9101	501	1.000	1.021	0.021
	001-002-042-020/	590525200007000001	\$4,800	\$5,500	\$5,500	Jun-06	\$5,000	\$5,000	1	Spring Valley	6160	001	59-001	9101	501	1.100	1.021	0.079
	001-016-058-004/	591220100005000001	\$20,700	\$24,000	\$24,000	Jul-04	\$16,000	\$17,230	1	Spring Valley	6160	001	59-001	9101	541*	1.393	1.021	0.372
	001-019-044-000/	590561000200000001	\$5,800	\$12,700	\$12,700	May-07	\$13,000	\$13,000	1	Spring Valley	6160	001	59-001	9101	501	0.977	1.021	0.044
	001-002-023-001/	591118100037000001	\$13,900	\$16,100	\$16,100	May-06	\$19,000	\$19,000	1	Spring Valley	6160	001	59-001	9101	501	0.847	1.021	0.173
	001-012-030-020/	591209400050000001	\$8,300	\$9,500	\$9,500	Apr-06	\$11,900	\$11,900	1	Spring Valley	6160	001	59-001	9101	501	0.798	1.021	0.222
	001-004-023-000/	59120340101601001	\$3,800	\$4,300	\$4,300	Oct-06	\$4,050	\$4,050	1	Spring Valley	6160	001	59-001	9102	500	1.062	1.021	0.041
	001-007-005-028/	591224201003000001	\$37,000	\$38,200	\$38,200	Sep-05	\$32,500	\$33,810	1	Spring Valley	6160	001	59-001	9103	500/500	1.130	1.021	0.109
	001-007-005-128/	590010070051280001																
	001-016-071-017/	590552010170000001	\$23,900	\$25,100	\$25,100	Nov-05	\$25,000	\$25,880	1	Spring Valley	6160	001	59001	9107	500	0.970	1.021	0.051
	001-016-071-005/	590535201005000001	\$23,300	\$24,700	\$24,700	Jan-05	\$21,000	\$22,280	1	Spring Valley	6160	001	59001	9107	500	1.109	1.021	0.088
	001-016-071-014/	590535100200000001	\$24,700	\$27,700	\$27,700	Nov-03	\$21,000	\$23,060	1	Spring Valley	6160	001	59001	9107	500	1.201	1.021	0.181
	001-016-014-011/	591220100006000001	\$23,200	\$25,500	\$25,500	Sep-05	\$25,000	\$26,010	1	Spring Valley	6160	001	59-001	9115	501	0.980	1.021	0.040
	002-009-001-000/	591203007021000002	\$7,600	\$7,800	\$7,800	Dec-06	\$8,500	\$8,500	1	Spring Valley	6160	002	59-002	9214	500	0.918	1.021	0.103
	002-019-004-000/	591203311029000002	\$4,000	\$4,300	\$4,300	Jan-03	\$3,750	\$4,220	1	Spring Valley	6160	002	59-002	9217	500	1.019	1.021	0.002
	002-023-063-010/	591203311050000002	\$17,400	\$19,000	\$19,000	Jan-04	\$15,000	\$16,390	1	Spring Valley	6160	002	59002	9217	500	1.159	1.021	0.139
	002-023-063-000/	591203311050000001	\$3,900	\$4,400	\$4,400	Jun-04	\$4,000	\$4,320	1	Spring Valley	6160	002	59-002	9217	500	1.019	1.021	0.002
	002-023-063-020/	591203311050000002	\$1,200	\$1,300	\$1,300	Jul-06	\$1,000	\$1,000	1	Spring Valley	6160	002	59-002	9217	500	1.300	1.021	0.279
	002-012-011-000/	591203007021000002	\$7,500	\$7,500	\$7,500	Jul-05	\$7,500	\$7,940	1	Spring Valley	6160	002	59002	9220	500	0.957	1.021	0.064
	002-019-018-000/	591203009010000002	\$6,500	\$7,000	\$7,000	Sep-05	\$6,000	\$6,240	1	Spring Valley	6160	002	59-002	9229	500	1.122	1.021	0.101
	002-005-007-000/	591203009410000002	\$3,900	\$3,800	\$3,800	Apr-04	\$3,000	\$3,250	1	Spring Valley	6160	002	59002	9231	500	1.169	1.021	0.149
	002-018-040-000/	591203304090000002	\$4,000	\$6,400	\$6,400	Apr-04	\$6,500	\$7,050	1	Spring Valley	6160	002	59-002	9231	500	0.908	1.021	0.113
	002-011-037-114/	591202310140010002																
	002-011-037-015/	591202310150000002																
	002-011-037-016/	591202310160000002	\$70,800	\$73,100	\$73,100	Oct-05	\$70,000	\$72,640	1	Spring Valley	6160	002	59-002	9232	500	1.006		
	002-011-037-020/	591202310200000002	\$29,200	\$30,100	\$30,100	Oct-06	\$23,750	\$23,750	1	Spring Valley	6160	002	59-002	9232	500	1.267	1.021	0.014
	002-020-050-000/	590020200500000002	\$13,700	\$14,100	\$14,100	Sep-05	\$15,000	\$16,540	1	Spring Valley	6160	002	59-002	9234	501	0.852	1.021	0.168
	002-019-059-000/	591203000000000002	\$2,300	\$5,500	\$5,500	Mar-06	\$9,000	\$9,000	1	Spring Valley	6160	002	59-002	9234	500	0.917	1.021	0.104
	002-016-023-010/	591203400010000002	\$2,300	\$3,100	\$3,100	Jun-07	\$3,000	\$3,000	1	Spring Valley	6160	002	59-002	9234	540	1.033	1.021	0.013
	002-016-023-010/	591203400091000002	\$2,300	\$3,100	\$3,100	Aug-07	\$3,500	\$3,500	1	Spring Valley	6160	002	59-002	9234	540	0.886	1.021	0.135
	002-008-001-000/	591203000000000002	\$11,500	\$12,300	\$12,300	Jul-05	\$12,000	\$12,550	1	Spring Valley	6160	002	59-002	9235	511	0.980	1.021	0.041
	002-010-017-000/	591203010100000002	\$7,000	\$7,200	\$7,200	Sep-06	\$6,000	\$6,000	1	Spring Valley	6160	002	59-002	9235	501	1.200	1.021	0.179
	003-019-024-000/	590523040320000002	\$23,600	\$24,300	\$24,300	Oct-04	\$17,000	\$18,170	1	Spring Valley	6160	003	59-003	9308	500	1.337		
	003-019-015-000/	590523040320000003	\$23,600	\$24,300	\$24,300	Oct-04	\$17,000	\$18,170	1	Spring Valley	6160	003	59-003	9308	500	1.337		
	003-019-016-000/	590523040320000003	\$23,600	\$24,300	\$24,300	Oct-04	\$17,000	\$18,170	1	Spring Valley	6160	003	59-003	9308	500	1.337		
	003-019-021-000/	590534102000000003	\$5,100	\$5,900	\$5,900	Apr-03	\$4,500	\$5,030	1	Spring Valley	6160	003	59003	9312	500	1.173	1.021	0.152
	003-020-007-001/	590527403031010003	\$500	\$900	\$900	Sep-03	\$530	\$580	1	Spring Valley	6160	003	59003	9313	500	1.034	1.021	0.014
	*003-002-017-030/	590527403038000003	\$15,400	\$16,100	\$16,100	Nov-03	\$15,500	\$17,020	1	Spring Valley	6160	003	59-003	9313	510/500	0.946	1.021	0.075
	003-020-007-001/	590527403031010003	\$15,400	\$16,100	\$16,100	Nov-03	\$15,500	\$17,020	1	Spring Valley	6160	003	59-003	9313	510/500	0.946	1.021	0.075
	003-001-001-000/	590553020000000003	\$600	\$800	\$800	Mar-03	\$500	\$580	1	Spring Valley	6160	003	59-003	9316	501	1.429	1.021	0.408
	003-019-006-000/	590553020000000003	\$2,700	\$3,000	\$3,000	Apr-04	\$3,000	\$3,250	1	Spring Valley	6160	003	59-003	9316	501	0.923	1.021	0.098
	001-002-026-000/	590535200000000001	\$13,800	\$15,200	\$15,200	Aug-06	\$13,000	\$13,000	1	Spring Valley	6160	003	59-003	9316	501/501	1.169	1.021	0.149
	002-011-037-034/	591202301034000002	\$9,300	\$25,700	\$25,700	Aug-07	\$26,000	\$26,000	1	Spring Valley	6160	002	59-002	9232	500/500	0.988	1.021	0.032
	002-011-037-035/	591202301035000002	\$9,300	\$25,700	\$25,700	Aug-07	\$26,000	\$26,000	1	Spring Valley	6160	001	59-001	9101	501/501	0.850	1.021	0.170
	001-019-049-023/	591213000032010001	n/a	\$12,400	\$12,400	Jun-07	\$14,580	\$14,580	1	Spring Valley	6160	001	59-001	9101	501	0.906	1.021	0.115
	001-008-004																	

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Greenfield

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
	004-002-073-002	591430300035000004	\$2,800	\$7,400	\$7,400	Apr-07	\$8,000	\$8,000	2	Paoli	6155	004	59-004	9401	501	0.925	1,000	0.075
	004-030-272-000	59125400017601004	\$100	\$200	\$200	Feb-07	\$200	\$200	2	Paoli	6155	004	59-004	9401	600	1.000	1,000	0.000
	004-020-040-004	59142620104000004	\$25,600	\$21,300	\$21,300	Feb-07	\$18,000	\$18,000	2	Paoli	6155	004	59-004	9401	500	1.183	1,000	0.183
Residential Vacant	004-019-065-010	591421200005000004	\$2,200	\$2,000	\$2,400	Jul-04	\$2,000	\$2,100	2	Paoli	6155	004	59-004	9401	501	1.143	1,000	0.143
	004-023-015-000	59140520011702004	\$14,300	\$15,400	\$15,400	Sep-04	\$15,000	\$15,710	2	Paoli	6155	004	59-004	9401	511	0.980	1,000	0.020
	004-020-040-008	59142610108000004	\$51,300	\$55,300	\$55,300	Jan-05	\$51,317	\$53,390	2	Paoli	6155	004	59-004	9401	*540	1.036	1,000	0.036
	004-008-051-017	59113410052000004	\$9,000	\$9,600	\$9,600	Oct-04	\$10,500	\$10,980	2	Paoli	6155	004	59-004	9401	*641	0.874	1,000	0.126
	004-019-078-017	59112820101700004	\$4,600	\$4,800	\$4,800	May-06	\$5,500	\$5,500	2	Paoli	6155	004	59-004	9401	500	0.873	1,000	0.127
	004-008-051-017	59113410003002004	\$2,800	\$3,000	\$3,000	Aug-06	\$3,120	\$3,120	2	Paoli	6155	004	59-004	9401	501	0.962	1,000	0.038
	004-015-004-001	59142400012100004	\$5,900	\$6,400	\$6,400	May-06	\$5,074	\$5,074	2	Paoli	6155	004	59-004	9401	*511	1.261	1,000	0.261
	004-007-039-000	59141910001000004	\$9,600	\$10,400	\$10,400	Jan-07	\$11,000	\$11,000	2	Paoli	6155	004	59-004	9401	501	0.945	1,000	0.055
	004-003-060-000	591411830003500004	\$16,700	\$16,900	\$16,900	Jan-05	\$16,000	\$16,650	2	Paoli	6155	004	59-004	9401	501	0.883	1,000	0.117
	005-003-025-000	59131340003900005	\$13,900	\$14,700	\$14,700	Jun-06	\$30,000	\$30,000	2	Paoli	6155	004	59-004	9401	501	0.883	1,000	0.117
	004-005-015-015	59112820003100004	\$27,750	\$20,700	\$20,700	Jun-08	\$30,000	\$30,000	2	Paoli	6155	004	59-004	9401	501	0.990	1,000	0.010
	004-019-040-011	59140520011000004	\$11,800	\$12,700	\$12,700	Mar-04	\$13,500	\$14,280	2	Paoli	6155	004	59-004	9401	501	0.889	1,000	0.111
	004-019-040-000	59140520011000004	\$11,800	\$12,700	\$12,700	Mar-04	\$13,500	\$14,280	2	Paoli	6155	004	59-004	9403	500	1.043	1,000	0.043
	004-002-053-000	59113268102300004	\$2,200	\$2,200	\$2,200	Jun-04	\$2,000	\$2,110	2	Paoli	6155	004	59-004	9403	500	1.111	1,000	0.111
	004-023-045-000	59140655017000004	\$2,200	\$2,300	\$2,300	May-05	\$2,000	\$2,070	2	Paoli	6155	004	59-004	9403	500	1.053	1,000	0.053
	004-023-005-020	59140655014000004	\$4,300	\$4,400	\$4,400	Nov-04	\$4,000	\$4,180	2	Paoli	6155	004	59-004	9403	500	0.985	1,000	0.015
	004-023-049-000	59113230204000004	\$1,300	\$1,300	\$1,300	Apr-04	\$1,250	\$1,320	2	Paoli	6155	004	59-004	9403	500	1.058	1,000	0.058
	004-006-006-000	59113210402000004	\$1,100	\$1,100	\$1,100	Apr-05	\$1,000	\$1,040	2	Paoli	6155	004	59-004	9403	500	1.111	1,000	0.111
	004-004-010-000	591405010203500004	\$3,500	\$3,500	\$3,500	Aug-04	\$3,000	\$3,150	2	Paoli	6155	004	59-004	9403	500	0.990	1,000	0.040
	004-023-060-000	59113269101700004	\$3,000	\$3,100	\$3,100	Jul-05	\$3,000	\$3,090	2	Paoli	6155	004	59-004	9403	500	1.003	1,000	0.003
	004-004-013-000	59113230801000004	\$2,900	\$2,900	\$2,900	May-06	\$2,900	\$2,690	2	Paoli	6155	004	59-004	9403	500	1.078	1,000	0.078
	004-008-027-000	59113230501400004	\$3,900	\$4,200	\$4,200	Sep-05	\$3,500	\$3,590	2	Paoli	6155	004	59-004	9403	500	1.170	1,000	0.170
	004-006-006-001	59113210402000004	\$1,500	\$1,600	\$1,600	Apr-04	\$1,500	\$1,580	2	Paoli	6155	004	59-004	9403	500	1.013	1,000	0.013
	004-002-017-030	59113210302600004	\$2,900	\$3,000	\$3,000	Jun-04	\$2,500	\$2,640	2	Paoli	6155	004	59-004	9403	500	1.136	1,000	0.136
	004-002-050-000	59140655019000004	\$2,900	\$3,000	\$3,000	Mar-04	\$2,500	\$2,640	2	Paoli	6155	004	59-004	9403	500	1.136	1,000	0.136
	004-012-034-000	59113220402000004	\$2,300	\$2,400	\$2,400	Feb-07	\$2,500	\$2,500	2	Paoli	6155	004	59-004	9403	500	0.960	1,000	0.040
	004-020-006-010	59113210302100004	\$8,200	\$8,000	\$8,000	May-06	\$9,017	\$9,017	2	Paoli	6155	004	59-004	9403	500	0.954	1,000	0.046
	004-002-070-070	59113230500700004	\$3,000	\$3,200	\$3,200	May-06	\$3,090	\$3,090	2	Paoli	6155	004	59-004	9403	500/500	1.036	1,000	0.036
	004-002-070-070	59113230500500004	\$3,000	\$3,200	\$3,200	May-06	\$3,090	\$3,090	2	Paoli	6155	004	59-004	9403	500/500	1.036	1,000	0.036
	004-019-061-011	59004010001010004	\$5,500	\$5,800	\$5,800	Apr-04	\$6,000	\$6,340	2	Paoli	6155	004	59-004	9403	500	0.915	1,000	0.085
	004-019-061-011	59004010001010004	\$5,500	\$5,800	\$5,800	Nov-05	\$6,500	\$6,650	2	Paoli	6155	004	59-004	9403	500	0.872	1,000	0.128
	004-019-064-000	59140550102400004	\$4,800	\$4,800	\$4,800	Jun-06	\$5,000	\$5,000	2	Paoli	6155	004	59-004	9403	500	0.960	1,000	0.040
	004-013-046-000	59140501025000004	\$6,900	\$7,400	\$7,400	Feb-06	\$8,000	\$8,000	2	Paoli	6155	004	59-004	9403	500	0.925	1,000	0.075
	004-001-011-100	59140510500700004	\$6,900	\$7,400	\$7,400	Oct-04	\$4,000	\$4,180	2	Paoli	6155	004	59-004	9403	500	0.957	1,000	0.043
	004-005-011-010	59140501010000004	\$2,900	\$3,100	\$3,100	Mar-05	\$3,000	\$3,110	2	Paoli	6155	004	59-004	9403	500	0.997	1,000	0.003
	004-001-011-050	59113220300500004	\$1,200	\$1,300	\$1,300	Jul-06	\$1,100	\$1,100	2	Paoli	6155	004	59-004	9403	500	1.182	1,000	0.182
	004-012-028-032	59113268061000004	\$1,800	\$1,600	\$1,600	May-04	\$1,700	\$1,700	2	Paoli	6155	004	59-004	9403	500	0.894	1,000	0.108
	004-013-046-000	59113231105000004	\$5,500	\$5,800	\$5,800	Aug-04	\$6,000	\$6,220	2	Paoli	6155	004	59-004	9403	500	0.932	1,000	0.068
	004-019-033-000	59113210303000004	\$1,500	\$1,600	\$1,600	Jul-05	\$1,500	\$1,550	2	Paoli	6155	004	59-004	9403	500	1.032	1,000	0.032
	004-015-005-000	59140510302000004	\$2,400	\$2,500	\$2,500	Aug-07	\$2,400	\$2,400	2	Paoli	6155	004	59-004	9403	500	1.042	1,000	0.042
	004-001-040-000	59113210303000004	\$2,400	\$2,600	\$2,600	May-07	\$3,000	\$3,000	2	Paoli	6155	004	59-004	9403	500/500	0.867	1,000	0.133
	004-001-039-000	590040200008020004	n/a	\$3,600	\$3,600	Apr-07	\$3,600	\$3,600	2	Paoli	6155	004	59-004	9403	500	1.000	1,000	0.000
	004-020-008-091	590040200008020004	n/a	\$3,600	\$3,600	Apr-07	\$3,600	\$3,600	2	Paoli	6155	004	59-004	9403	500	1.000	1,000	0.000
	004-016-026-000	591132122003000004	\$3,000	\$3,000	\$3,000	Oct-07	\$2,750	\$2,750	2	Paoli	6155	004	59-004	9403	500	1.091	1,000	0.091
	004-018-004-000	591132122012000004	\$2,400	\$4,800	\$4,800	July-07	\$5,000	\$5,000	2	Paoli	6155	004	59-004	9403	500	0.990	1,000	0.040
	004-003-030-000	591132690606000004	\$1,200	\$700	\$700	Jul-07	\$900	\$900	2	Paoli	6155	004	59-004	9403	500	1.167	1,000	0.167
	004-019-075-010	59140530001100004	\$14,200	\$14,200	\$14,200	Oct-06	\$15,000	\$15,000	2	Paoli	6155	004	59-004	9404	500	0.947	1,000	0.053
	004-001-054-005	59140640100500004	\$26,300	\$26,300	\$26,300	May-07	\$24,000	\$24,000	2	Paoli	6155	004	59-004	9405	500	1.096	1,000	0.096
	004-001-054-006	59140640100600004	\$33,000	\$33,000	\$33,000	Jul-06	\$29,000	\$29,000	2	Paoli	6155	004	59-004	9405	*510	1.138	1,000	0.138
	004-001-054-008	59140640100800004	\$69,900	\$69,900	\$69,900	Jul-06	\$66,500	\$66,500	2	Paoli	6155	004	59-004	9405	500/500	1.051	1,000	0.051

2007 TOTAL ASSESS. OF LAND & IMPROVEMENTS
2008 TOTAL ASSESS. OF LAND & IMPROVEMENTS
TOTAL SALE PRICE
TOTAL ADJUSTED SALE PRICE

MEAN

MEDIAN

COD

PRD (price related difference)

WEIGHTED MEAN

TOTAL OF ASSESS. RATIOS

ABSOLUTE DEVIATION

AVERAGE ABSOLUTE DEVIATION

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Jackson

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	005-006-003-000	591323401005000005	\$5,300	\$5,000	\$5,800	Feb-04	\$5,500	\$5,830	3	Spring Valley	6160	005	59005	9501	500	0.961	0.963	0.002
	005-006-002-002	591305100030000005	\$2,300	\$2,500	\$2,500	Jun-08	\$2,000	\$2,000	3	Spring Valley	6160	005	59005	9501	501	1.250	0.963	0.287
	005-016-001-013	5900005160010130005	\$4,900	\$5,100	\$5,100	Jan-04	\$5,000	\$5,310	3	Spring Valley	6160	005	59005	9501	501	0.960	0.963	0.002
	005-016-005-000	591309100021000005	\$14,900	\$15,600	\$15,600	Oct-05	\$15,000	\$15,380	3	Spring Valley	6160	005	59005	9501	501	1.014	0.963	0.052
	005-008-011-010	591309100020000005	\$22,400	\$23,400	\$23,400	Sep-05	\$24,000	\$24,640	3	Spring Valley	6160	005	59005	9501	501	0.950	0.963	0.013
	005-002-021-002	591325400067000005	\$14,000	\$15,000	\$15,000	Jun-05	\$15,000	\$15,550	3	Spring Valley	6160	005	59005	9501	501	0.905	0.963	0.002
	005-020-008-000/	59132530001301005/	\$12,300	\$12,900	\$12,900	Jul-05	\$13,500	\$13,910	3	Spring Valley	6160	005	59005	9501	501/599	0.927	0.963	0.035
	005-020-006-003/0	59132530007300005/	\$12,300	\$12,900	\$12,900	Jul-05	\$13,500	\$13,910	3	Spring Valley	6160	005	59005	9501	*511	0.889	0.963	0.073
	005-016-005-002	591309100022000005	\$14,800	\$15,500	\$15,500	Oct-05	\$17,000	\$17,430	3	Spring Valley	6160	005	59005	9501	501	0.913	0.963	0.050
	005-002-038-000	591309100038000005	\$28,100	\$29,200	\$29,200	Aug-05	\$32,000	\$32,000	3	Spring Valley	6160	005	59005	9501	501	0.874	0.963	0.089
	005-006-011-022	591309100020000005	\$22,700	\$25,600	\$25,600	Aug-05	\$27,000	\$27,000	3	Spring Valley	6160	005	59005	9501	501	0.906	0.963	0.057
	005-002-021-102	591325400080000005	\$6,200	\$16,300	\$16,300	Jun-07	\$18,000	\$18,000	3	Spring Valley	6160	005	59005	9502	501	0.890	0.963	0.073
	005-015-007-013	59131120001001005	\$2,300	\$17,800	\$17,800	Sep-06	\$20,000	\$20,000	3	Spring Valley	6160	005	59005	9502	501	0.923	0.963	0.029
	005-015-007-005	591311200050000005	\$1,500	\$14,000	\$14,000	Nov-07	\$15,000	\$15,000	3	Spring Valley	6160	005	59005	9503	501	1.038	0.963	0.075
	005-013-002-010	591254400090000005	\$3,200	\$3,300	\$3,300	Jan-04	\$3,000	\$3,180	3	Spring Valley	6160	005	59005	9503	501	0.925	0.963	0.038
	005-019-001-001	591323000150000005	\$16,000	\$16,700	\$16,700	Jan-04	\$15,000	\$15,920	3	Spring Valley	6160	005	59005	9503	501	1.049	0.963	0.086
	005-019-049-015	591304240408000005	\$30,400	\$31,300	\$31,300	Feb-05	\$30,000	\$30,000	3	Spring Valley	6160	005	59005	9503	*510	1.043	0.963	0.081
	005-019-049-000	591304240401000005	\$29,000	\$29,900	\$29,900	Nov-06	\$30,000	\$30,000	3	Spring Valley	6160	005	59005	9503	500	0.997	0.963	0.034
	005-006-002-001	591304100026000005	\$36,000	\$37,000	\$37,000	Apr-06	\$40,000	\$40,000	3	Spring Valley	6160	005	59005	9503	501	0.925	0.963	0.038
	005-006-030-000	591304100023000005	\$28,400	\$29,300	\$29,300	Feb-06	\$30,000	\$30,000	3	Spring Valley	6160	005	59005	9503	501	0.977	0.963	0.014
	005-019-040-002/	591304201020000005	\$78,000	\$88,400	\$88,400	Nov-06	\$75,000	\$75,000	3	Spring Valley	6160	005	59005	9503	500/500/500	1.072	0.963	0.109
	005-019-040-003/	591304201070000005	\$78,000	\$88,400	\$88,400	Nov-06	\$75,000	\$75,000	3	Spring Valley	6160	005	59005	9503	*510/500	1.135	0.963	0.173
	005-019-040-011	591304240404000005	\$59,500	\$61,300	\$61,300	Mar-06	\$54,000	\$54,000	3	Spring Valley	6160	005	59005	9503	*510/500	1.135	0.963	0.165
	005-019-040-010/0	591304240403000005	\$59,500	\$61,300	\$61,300	Mar-06	\$54,000	\$54,000	3	Spring Valley	6160	005	59005	9503	500/500/500	1.128	0.963	0.165
	005-019-040-003/0	591304240402000005	\$39,200	\$40,600	\$40,600	Nov-06	\$36,000	\$36,000	3	Spring Valley	6160	005	59005	9503	500/500	1.128	0.963	0.066
	005-008-003-123	59131020004101005	\$4,600	\$4,700	\$4,700	May-05	\$5,400	\$5,580	3	Spring Valley	6160	005	59005	9503	501	0.842	0.963	0.120
	005-002-037-002/	591254000210101005	\$25,400	\$26,300	\$26,300	Mar-05	\$30,000	\$31,110	3	Spring Valley	6160	005	59005	9503	*511	0.845	0.963	0.117
	005-019-040-001/	591304201010000005	\$33,900	\$44,900	\$44,900	Jun-07	\$50,000	\$50,000	3	Spring Valley	6160	005	59005	9503	500/500/500/500	0.898	0.963	0.065
	005-019-040-004/	590304201030000005	\$33,900	\$44,900	\$44,900	Jun-07	\$50,000	\$50,000	3	Spring Valley	6160	005	59005	9504	500	0.987	0.963	0.034
	005-019-040-005/	591304201040000005	\$33,900	\$44,900	\$44,900	Jun-07	\$50,000	\$50,000	3	Spring Valley	6160	005	59005	9504	500	0.987	0.963	0.034
	005-019-040-006/	591304201050000005	\$33,900	\$44,900	\$44,900	Jun-07	\$50,000	\$50,000	3	Spring Valley	6160	005	59005	9504	500	0.987	0.963	0.034
	005-019-038-007	591323000160000005	\$14,100	\$14,700	\$14,700	Jun-05	\$14,410	\$14,950	3	Spring Valley	6160	005	59005	9504	500	0.983	0.963	0.021
	005-019-038-003	591323000130000005	\$10,300	\$10,700	\$10,700	Jul-04	\$10,500	\$11,030	3	Spring Valley	6160	005	59005	9504	*540	0.970	0.963	0.007
	005-019-038-004	591323000070000005	\$22,000	\$22,900	\$22,900	Jul-04	\$22,500	\$23,640	3	Spring Valley	6160	005	59005	9504	*590	0.969	0.963	0.006
	005-019-038-006	591323000090000005	\$21,200	\$22,000	\$22,000	Sep-04	\$22,000	\$23,040	3	Spring Valley	6160	005	59005	9504	500	0.955	0.963	0.008
	005-019-038-001	591323000140000005	\$24,100	\$25,100	\$25,100	Nov-04	\$22,000	\$22,990	3	Spring Valley	6160	005	59005	9504	500	1.093	0.963	0.131
	005-019-038-010	591323000110000005	\$44,800	\$46,600	\$46,600	Jul-04	\$44,500	\$46,780	3	Spring Valley	6160	005	59005	9504	*590	0.997	0.963	0.034
	005-019-038-005	591323000050000005	\$38,600	\$40,100	\$40,100	May-05	\$37,100	\$37,100	3	Spring Valley	6160	005	59005	9504	500	1.081	0.963	0.118
	005-019-038-017	591323000210000005	\$23,200	\$24,000	\$24,000	Dec-05	\$25,000	\$25,000	3	Spring Valley	6160	005	59005	9504	500	0.960	0.963	0.003
	005-019-038-018	591323000220000005	\$14,800	\$15,400	\$15,400	Sep-05	\$16,500	\$17,110	3	Spring Valley	6160	005	59005	9504	500	0.900	0.963	0.053

TOTALS	2007 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL SALE PRICE	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
	#####	\$823,700	\$823,700	\$821,916	\$834,430	97.91%	96.26%	6.82	99.18%	0.99	33,288	2,232	0.066

Number of Sales

* Parcel vacant at time of sale

TIME ADJUSTED 2003-2004 SALES USING 2.5% GROWTH RATE (2007 Trend)

*Removed 2002 Sales (10-2007) (2007 Trend)

7/2008 Removed all 2003 Sales (2008 Trend)

Time adjusted 2004-2005 sales using 2% rate (2008 trending)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northeast

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	006-006-002-000	590226101031002006	\$2,700	\$2,900	\$2,900	Mar-04	\$2,500	\$2,640	4	Orleans	6145	006	59-006	96004	500	1.098	0.974	0.124
	006-008-051-001	590806100008001006	\$1,400	\$1,700	\$1,700	Aug-06	\$2,000	\$2,000	4	Orleans	6145	006	59-006	96003	501	0.850	0.974	0.124

TOTALS	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
	\$4,100	\$4,600	\$4,600	\$4,640	97.42%	97.42%	12.75	98.27%	0.99	1.948	0.248	0.124

Number of Sales

TIME ADJUSTED 2004 SALES USING 2% GROWTH RATE (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northwest

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	007-005-001-002	590422100016000007	\$19,000	\$21,100	\$21,100	Aug-02	\$10,500	\$18,010	5	Spring Valley	6160	007	59007	9701	501	1.172	1.055	0.117
	*007-005-001-024	590423300033000007	\$26,200	\$29,000	\$29,000	Apr-03	\$22,000	\$23,700	5	Spring Valley	6160	007	59007	9701	*500	1.224	1.055	0.169
	007-005-001-102	590422400011000007	\$8,700	\$9,400	\$9,400	Dec-02	\$8,000	\$8,670	5	Spring Valley	6160	007	59007	9701	*511	1.084	1.055	0.029
	007-005-001-017	590422400018000007	\$15,700	\$16,800	\$16,800	Nov-05	\$15,000	\$15,350	5	Spring Valley	6160	007	59007	9701	501	1.094	1.055	0.039
	007-005-001-101	590422400022000007	\$14,500	\$15,500	\$15,500	Aug-05	\$15,500	\$15,940	5	Spring Valley	6160	007	59007	9701	501	0.972	1.055	0.083
	007-005-001-005	590070550010090007	\$21,100	\$24,100	\$24,100	Jan-05	\$21,000	\$21,850	5	Spring Valley	6160	007	59007	9701	500	1.103	1.055	0.048
	007-005-001-000	590422100016000007	\$19,000	\$21,100	\$21,100	Feb-07	\$20,000	\$20,000	5	Spring Valley	6160	007	59007	9701	501	1.055	1.055	0.000
	*007-005-001-106	590422400012000007	\$24,000	\$25,500	\$25,500	Dec-02	\$27,000	\$29,270	5	Spring Valley	6160	007	59007	9701	*511	0.871	1.055	0.184
	007-005-001-101	590422400022000007	\$14,500	\$15,500	\$15,500	Dec-02	\$14,000	\$15,180	5	Spring Valley	6160	007	59007	9701	501	1.021	1.055	0.034
	007-005-001-025	590423300030000007	\$8,700	\$9,300	\$9,300	Feb-06	\$10,000	\$10,000	5	Spring Valley	6160	007	59007	9701	501	0.930	1.055	0.125
	*007-008-004-001	590423400033000007	\$20,400	\$22,000	\$22,000	May-05	\$18,000	\$18,800	5	Spring Valley	6160	007	59007	9701	*541	1.183	1.055	0.128
	007-005-001-104	590422400009000007	\$34,800	\$37,000	\$37,000	Dec-02	\$38,000	\$41,200	5	Spring Valley	6160	007	59007	9701	*500	0.808	1.055	0.157
	007-005-001-104	590422400027000007	\$13,400	\$14,100	\$14,100	Jul-04	\$13,000	\$13,660	5	Spring Valley	6160	007	59007	9702	501	1.032	1.055	0.023
	007-005-001-110	590422400013000007	\$16,300	\$17,100	\$17,100	Dec-04	\$17,050	\$17,780	5	Spring Valley	6160	007	59007	9702	501	0.902	1.055	0.093
	007-023-008-123	590514200048001007	\$2,500	\$1,900	\$1,900	Nov-06	\$1,500	\$1,500	5	Spring Valley	6160	007	59007	9702	501	1.267	1.055	0.212

2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS #####	\$279,400	\$279,400	\$256,565	\$270,710	105.79%	#####	6.67	102.50%	1.03	15.868	1.440	0.096

Number of Sales 15

TIME ADJUSTED 2002-2004 SALES USING 2% GROWTH RATE (2007 trend)

*Parcel Vacant at time of Sale

08/2008 removed Jan-July 2002 Sales (2008 trend)

time adjusted 2002-2005 sales using 2% growth rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orangeville

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	008-019-017-005	590621100033040008	\$11,900	\$12,600	\$12,600	Nov-03	\$11,900	\$12,970	6	Orleans	6145	006	59008	9801	501	0.994	1.064	0.010
	008-019-017-002	590621100014000008	\$11,300	\$12,900	\$12,900	Jun-04	\$11,000	\$11,580	6	Orleans	6145	006	59008	9801	501	1.114	1.064	0.110
	008-013-014-001	590608410010000008	\$24,700	\$28,300	\$28,300	Mar-05	\$23,630	\$24,510	6	Orleans	6145	006	59008	9801	*541	1.155	1.064	0.151
	008-008-007-019	590609200002010008	\$17,700	\$19,500	\$19,500	Mar-03	\$18,000	\$19,420	6	Orleans	6145	008	59008	9801	*541	1.004	1.064	0.000
	008-019-017-005	59062110000309010008	\$9,100	\$8,200	\$8,200	Apr-05	\$8,500	\$8,800	6	Orleans	6145	008	59008	9801	*541	0.932	1.064	0.072
	008-008-007-001	590319100005000008	\$22,500	\$24,800	\$24,800	Mar-05	\$25,000	\$25,930	6	Orleans	6145	008	59008	9801	501	0.956	1.064	0.048
	008-008-007-004	590319100005040008	\$13,500	\$15,800	\$15,800	May-03	\$13,000	\$13,980	6	Orleans	6145	008	59008	9801	501	1.130	1.064	0.128
	008-008-008-000	590319100042000008	\$15,000	\$16,500	\$16,500	Feb-05	\$15,000	\$15,580	6	Orleans	6145	008	59008	9801	501	1.050	1.064	0.055
	008-011-006-000	590617200000000008	\$12,800	\$14,900	\$14,900	Aug-05	\$15,500	\$15,500	6	Orleans	6145	006	59008	9801	501	0.961	1.064	0.043
	008-013-011-020	590319100015000008	\$10,800	\$19,800	\$19,800	Jun-05	\$20,000	\$20,640	6	Orleans	6145	006	59008	9801	501	0.959	1.064	0.045
	008-002-011-011	590617200015000008	\$5,400	\$5,700	\$5,700	Feb-05	\$6,000	\$6,000	6	Orleans	6145	008	59008	9801	501	0.950	1.064	0.054
	008-019-017-007	59062110000309030008	\$11,000	\$8,800	\$8,800	Sep-05	\$7,500	\$7,700	6	Orleans	6145	008	59008	9801	501	1.143	1.064	0.139
	008-008-007-001	590319100024000008	\$900	\$23,100	\$23,100	Jun-07	\$24,000	\$24,000	6	Orleans	6145	008	59008	9801	*501	0.963	1.064	0.042
	008-002-020-001/	590329100020020008	\$9,700	\$14,200	\$14,200	Feb-07	\$15,500	\$15,500	6	Orleans	6145	008	59008	9801	*511/501	0.916	1.064	0.088
	008-019-005-030	590329100020030008	\$9,700	\$14,200	\$14,200	Feb-07	\$15,500	\$15,500	6	Orleans	6145	008	59008	9801	501	1.050	1.064	0.055
	008-019-017-009	590621100003000008	\$500	\$12,600	\$12,600	Aug-06	\$11,900	\$11,900	6	Orleans	6145	008	59008	9801	501	1.050	1.064	0.055
	008-019-017-008	590621100003020008	\$14,000	\$12,800	\$12,800	Oct-05	\$11,900	\$11,900	6	Orleans	6145	008	59008	9801	501	1.059	1.064	0.055
	008-013-026-002	5903282000220008	\$9,000	\$14,100	\$14,100	Jul-06	\$14,000	\$14,000	6	Orleans	6145	008	59008	9801	*511	1.007	1.064	0.003

2007 TOTAL ASSESSED VALUE	2008 TOTAL LAND ASSESSMENT VALUE	2008 TOTAL ASSESSED VALUE	TOTAL SALE PRICE	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS #####	\$264,400	\$264,400	\$252,339	\$250,610	102.13%	#####	6.41	100.28%	1.02	17.362	1.064	0.064

Number of Sales 17

TIME ADJUSTED 2002-2004 SALES USING 2% GROWTH RATE (2007 trend)

Removed 2002 sales (2008 trend)

* Parcels vacant at time of sale

*Removed Jan-Aug 2002 Sales (10-2007)

adjusted 2003-2005 sales using 2% rate (2008 trend)

#008-008-007-006 removed (Now AG) 2008

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orleans

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	010-013-017-000	590230242030000010	\$7,500	\$7,900	\$7,900	Jul-06	\$8,000	\$8,000	7	Orleans	6145	010	59-010	1002	*510	0.988	1.049	0.092
	010-016-019-010	590230242031000010	\$6,900	\$6,900	\$6,900	May-05	\$6,000	\$6,000	7	Orleans	6145	010	59-010	1002	500	1.150	1.049	0.101
	010-008-061-000	5902303345002010	\$4,900	\$5,100	\$5,100	Feb-03	\$4,500	\$4,800	7	Orleans	6145	009	59-009	1018	*510	1.046	1.049	0.000
	010-003-080-010	590230400017000010	\$6,200	\$6,500	\$6,500	Jul-03	\$7,500	\$7,500	7	Orleans	6145	010	59-010	1026	501	0.867	1.049	0.183
	010-012-011-021	590231200062001010	\$10,400	\$10,800	\$10,800	Sep-03	\$12,000	\$12,820	7	Orleans	6145	010	59-010	1026	501	0.842	1.049	0.207
	010-070-010-046	590231200088000010	\$5,900	\$6,100	\$6,100	Feb-04	\$6,500	\$6,890	7	Orleans	6145	010	59-010	1026	501	0.885	1.049	0.164
	010-006-019-010	590231200063000010	\$14,000	\$23,600	\$23,600	May-04	\$24,900	\$24,900	7	Orleans	6145	010	59-010	1026	*541	0.948	1.049	0.102
	009-019-035-000	590335101080000009	\$11,300	\$13,800	\$13,800	Jun-05	\$10,000	\$10,270	7	Orleans	6145	009	59-009	9901	501	1.344	1.049	0.294
	009-007-024-000	590336101010000009	\$5,300	\$5,500	\$5,500	May-05	\$5,000	\$5,000	7	Orleans	6145	009	59-009	9901	500	1.100	1.049	0.051
	009-019-035-007	590335101070000009	\$9,800	\$13,100	\$13,100	Mar-07	\$9,000	\$9,000	7	Orleans	6145	009	59-009	9901	500	1.456	1.049	0.406
	009-016-022-021	590325203016000009	\$7,600	\$8,200	\$8,200	Nov-05	\$7,500	\$7,680	7	Orleans	6145	009	59-009	9903	500	1.068	1.049	0.018
	009-016-022-024/	590232300150000009	\$20,100	\$21,500	\$21,500	Nov-06	\$20,000	7	Orleans	6145	006	59-009	9903	500/500	1.075	1.049	0.028	
	009-016-022-043	590325203011000009	\$12,800	\$13,500	\$13,500	Nov-06	\$13,000	\$13,000	7	Orleans	6145	009	59-009	9903	500	1.038	1.049	0.011
	009-016-022-024	590325203015000009	\$7,300	\$8,000	\$8,000	Nov-06	\$7,000	\$7,000	7	Orleans	6145	006	59-009	9903	500	1.143	1.049	0.093
	009-016-022-034	590325203040000009	\$10,100	\$10,200	\$10,200	May-06	\$9,000	\$9,000	7	Orleans	6145	006	59-009	9903	500	1.133	1.049	0.084
	009-016-022-022	590325203010000009	\$3,100	\$12,200	\$12,200	Sep-07	\$10,500	\$10,500	7	Orleans	6145	009	59-009	9903	500	1.162	1.049	0.113
	009-016-022-031	590325203070000009	\$2,800	\$11,500	\$11,500	Aug-07	\$11,500	\$11,500	7	Orleans	6145	006	59-009	9903	500	1.000	1.049	0.049
	009-012-006-001	590335100520000009	\$9,300	\$9,500	\$9,500	Oct-05	\$9,000	\$9,230	7	Orleans	6145	009	59-009	9904	*511	1.029	1.049	0.020
	009-023-019-011	590703300005001009	\$21,800	\$22,500	\$22,500	Jun-04	\$16,830	\$17,710	7	Orleans	6145	009	59-009	9904	*511	1.270	1.049	0.221
	009-012-006-021	590335100046000009	\$9,900	\$9,300	\$9,300	Jul-05	\$8,500	\$8,780	7	Orleans	6145	009	59-009	9904	*511	1.062	1.049	0.012
	009-020-010-121	590105200023000009	\$9,800	\$11,300	\$11,300	May-03	\$9,000	\$9,680	7	Orleans	6145	009	59-009	9904	*199	1.167	1.049	0.118
	009-012-006-023	590335100450000009	\$4,000	\$4,100	\$4,100	Aug-06	\$4,000	\$4,000	7	Orleans	6145	006	59-009	9904	501	1.025	1.049	0.024
	009-005-010-001	590335200024000009	\$1,000	\$1,000	\$1,000	Aug-03	\$1,000	\$1,070	7	Orleans	6145	009	59-009	9904	501/501	0.935	1.049	0.115
	009-020-012-001	590802200039000009	\$1,000	\$1,000	\$1,000	Aug-03	\$1,000	\$1,070	7	Orleans	6145	006	59-009	9904	*541	0.937	1.049	0.112
	009-019-031-001	590006100310010000	\$9,800	\$10,000	\$10,000	Oct-03	\$10,000	\$10,670	7	Orleans	6145	000	59-009	9904	*511	0.984	1.049	0.065
	009-012-006-017	590335100049000009	\$9,000	\$9,200	\$9,200	Feb-05	\$9,000	\$9,350	7	Orleans	6145	006	59-009	9904	*511	0.984	1.049	0.065
	009-012-006-018/	590335100043000009	\$27,000	\$27,900	\$27,900	Nov-04	\$25,000	\$26,100	7	Orleans	6145	006	59-009	9904	*511/500/500	1.069	1.049	0.020
	009-012-006-019/	590335100044000009	\$27,000	\$27,900	\$27,900	Nov-04	\$25,000	\$26,100	7	Orleans	6145	006	59-009	9904	*511	0.984	1.049	0.020
	009-012-006-020	590335100470000009	\$14,300	\$20,000	\$20,000	Feb-07	\$19,200	\$19,200	7	Orleans	6145	006	59-009	9904	501	1.042	1.049	0.008

2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSED LAND VALUE	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS	#####	\$309,200	\$309,200	\$282,930	\$289,690	106.55%	#####	9.45	99.82%	1.07	28,768	2.679	0.099

Number of Sales 27

*Land Sale only at time of Purchase

TIME ADJUSTED 2002 AND 2003 SALES USING 2.5% GROWTH RATE (2007 trend)

*Removed all sales from Jan.-Sept of 2002 - 2007 trend

07/2008 - removed remaining 2002 sales (2008 trend)

Adjusted 2003-2005 sales using 2% rate (2008 trend)

Township: Paoli

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	011-020-020-011	590730300043001011	\$2,400	\$2,600	\$2,600	Aug-04	\$2,500	\$2,620	8	Paoli	6155	011	59-011	1115	501	0.992	0.997	0.004
	012-003-042-000	590636400044000012	\$10,100	\$10,600	\$10,600	Jun-03	\$10,000	\$10,740	8	Paoli	6155	012	59-012	1239	500	0.987	0.997	0.010
	012-019-035-001	59063530230010012	\$500	\$500	\$500	Jun-05	\$500	\$520	8	Paoli	6155	012	59-012	1211	500	0.962	0.997	0.035
	011-013-011-001	591019109030000011	\$12,000	\$12,500	\$12,500	Aug-05	\$11,500	\$11,830	8	Paoli	6155	011	59-011	1105	500	1.057	0.997	0.060
	011-013-017-017	591019109013000011	\$57,000	\$58,200	\$58,200	Aug-04	\$45,000	\$47,210	8	Paoli	6155	011	59-011	1105	500/500	1.233	0.997	0.236
	011-013-071-022	591019109024000011	\$11,700	\$12,100	\$12,100	Nov-05	\$12,500	\$12,790	8	Paoli	6155	011	59-011	1105	500	0.946	0.997	0.051
	011-013-070-020	590615100200000011	\$23,100	\$23,300	\$23,300	Aug-03	\$19,500	\$20,870	8	Paoli	6155	011	59-011	1103	540	1.116	0.997	0.120
	011-013-070-004	590615100040000011	\$15,200	\$15,400	\$15,400	Oct-03	\$14,500	\$15,460	8	Paoli	6155	011	59-011	1103	500	0.996	0.997	0.001
	011-013-070-007	590615100070000011	\$13,000	\$13,800	\$13,800	Aug-04	\$12,000	\$12,590	8	Paoli	6155	011	59-011	1103	540	1.096	0.997	0.009
	012-023-055-000	590635300042000012	\$9,500	\$11,400	\$11,400	Aug-04	\$10,000	\$10,490	8	Paoli	6155	012	59-012	1239	541	1.087	0.997	0.090
	012-008-088-313	591006320061000012	\$67,800	\$72,000	\$72,000	Oct-04	\$65,500	\$68,490	8	Paoli	6155	012	59-012	1239	503	1.051	0.997	0.054
	011-003-085-007	591006300207000011	\$15,300	\$15,300	\$15,300	Jun-04	\$10,000	\$10,840	8	Paoli	6155	011	59-011	1108	500	0.909	0.997	0.088
	011-003-085-000	591006300208000011	\$38,000	\$38,000	\$38,000	Nov-03	\$33,000	\$35,140	8	Paoli	6155	011	59-011	1108	500	1.081	0.997	0.085
	011-013-072-008	590614300080000011	\$23,000	\$23,700	\$23,700	Apr-04	\$19,500	\$20,590	8	Paoli	6155	011	59-011	1109	500	1.151	0.997	0.154
	011-013-072-003	590614300040000011	\$12,800	\$13,200	\$13,200	Sep-03	\$12,000	\$12,820	8	Paoli	6155	011	59-011	1109	500	1.030	0.997	0.033
	011-013-072-001	590614300010000011	\$12,700	\$13,100	\$13,100	Apr-05	\$12,000	\$12,420	8	Paoli	6155	011	59-011	1109	500	1.055	0.997	0.058
	011-013-072-001	590614300010000011	\$12,700	\$13,100	\$13,100	Apr-03	\$14,500	\$15,620	8	Paoli	6155	011	59-011	1109	500	0.830		
	011-013-029-000	590614300000000011	\$21,400	\$22,100	\$22,100	Mar-03	\$17,000	\$18,340	8	Paoli	6155	011	59-011	1109	500	1.205	0.997	0.208
	011-013-072-011	590614300																

011-013-044-0410'	5907101304040010011'	\$11,200	\$12,300	\$12,300	Feb-04	\$12,800	\$13,500	8	Paoli	0155	011	59-011	1115	501/541/500	0.907	0.997	0.090
011-013-044-0219	5907193000128000011	\$2,000	\$2,100	\$2,100	Dec-03	\$1,500	\$1,590	8	Paoli	0155	011	59-011	1115	501	1.321	0.997	0.324
011-016-049-0000	590623100017001011	\$900	\$900	\$900	Feb-05	\$1,000	\$1,040	8	Paoli	0155	011	59-011	1231	500	0.865	0.997	0.131
012-010-005-021	590636052210000112	\$12,700	\$13,100	\$13,100	Jun-05	\$12,000	\$12,380	8	Paoli	0155	011	59-011	1109	500	1.058	0.997	0.061
011-013-072-0011	590614300010000011	\$4,600	\$5,200	\$5,200	Sep-03	\$4,200	\$4,490	8	Paoli	0155	011	59-011	1115	501	1.158	0.997	0.161
012-004-009-0001	59063530001290001012	\$2,400	\$2,500	\$2,500	Dec-04	\$2,500	\$2,850	8	Paoli	0155	012	59-012	1239	501	0.943	0.997	0.050
011-019-137-0000	590635220001000012	\$5,200	\$5,400	\$5,400	Jan-05	\$4,500	\$4,680	8	Paoli	0155	012	59-012	1214	500	1.154	0.997	0.157
011-013-070-0006	590615100000000011	\$10,500	\$10,800	\$10,800	Jul-06	\$11,900	\$11,900	8	Paoli	0155	011	59-011	1103	500	0.891	0.997	0.106
011-013-071-027	590119109027000011	\$11,600	\$11,900	\$11,900	Dec-05	\$13,000	\$13,280	8	Paoli	0155	011	59-011	1105	500/500	0.896	0.997	0.101
011-013-071-028	590119109027000011	\$11,600	\$11,900	\$11,900	Jul-06	\$14,900	\$14,900	8	Paoli	0155	011	59-011	1103	500	1.027	0.997	0.030
011-013-070-0075	590615100000000011	\$15,100	\$15,300	\$15,300	Jul-06	\$14,900	\$14,900	8	Paoli	0155	011	59-011	1109	500	0.946	0.997	0.050
011-013-072-0075	590614300005000011	\$13,700	\$14,100	\$14,100	Oct-04	\$14,900	\$14,900	8	Paoli	0155	011	59-011	1109	500	0.946	0.997	0.050
011-013-071-0192	590119109002000011	\$20,100	\$30,200	\$30,200	Feb-03	\$26,000	\$28,100	8	Paoli	0155	011	59-011	1105	*\$10/500	1.075	0.997	0.078
011-013-071-0101	590119109002000011	\$3,000	\$3,700	\$3,700	Aug-06	\$3,500	\$3,500	8	Paoli	0155	012	59-012	1231	500	1.057	0.997	0.060
012-008-161-1110	5911011020190001012	\$10,700	\$11,900	\$11,900	Sep-04	\$12,000	\$12,570	8	Paoli	0155	012	59-012	1213	500	0.923	0.997	0.074
012-008-111-0000	591008320012000012	\$12,100	\$12,300	\$12,300	Aug-05	\$12,000	\$12,340	8	Paoli	0155	011	59-011	1104	500	0.997	0.997	0.000
011-013-069-0003	590623400030000011	\$16,700	\$19,000	\$19,000	Jul-06	\$20,000	\$20,000	8	Paoli	0155	011	59-011	1104	500	0.950	0.997	0.041
011-013-069-0009	590623400030000011	\$16,400	\$18,800	\$18,800	Sep-03	\$16,900	\$18,050	8	Paoli	0155	011	59-011	1104	500	1.042	0.997	0.048
012-003-004-0001	591008100440001012	\$10,400	\$10,900	\$10,900	Mar-06	\$11,000	\$11,000	8	Paoli	0155	012	59-012	1239	501	0.991	0.997	0.000
011-013-071-0187'	590119109018000011	\$19,600	\$20,800	\$20,800	Apr-08	\$17,500	\$17,500	8	Paoli	0155	011	59-011	1105	500	1.177	0.997	0.180
011-013-071-0119	590119109018000011	\$19,600	\$20,800	\$20,800	Apr-08	\$17,500	\$17,500	8	Paoli	0155	012	59-012	1239	501	0.887	0.997	0.110
012-008-020-0000	590713100014000012	\$19,600	\$20,400	\$20,400	Feb-06	\$23,000	\$23,000	8	Paoli	0155	012	59-012	1239	*\$11	1.216	0.997	0.220
012-008-008-0333	59100630001000012	\$13,250	\$13,100	\$13,100	Apr-03	\$10,000	\$10,770	8	Paoli	0155	012	59-012	1231	*\$11	1.000	0.997	0.000
012-019-050-0001	59111010238016012	\$500	\$500	\$500	Apr-06	\$500	\$500	8	Paoli	0155	012	59-012	1214	500	1.026	0.997	0.028
012-002-009-0004	590632031200020012	\$3,800	\$4,000	\$4,000	Jan-07	\$3,900	\$3,900	8	Paoli	0155	012	59-012	1239	511	0.914	0.997	0.085
012-005-010-0002	590120500100020012	\$9,400	\$9,700	\$9,700	Jan-04	\$10,000	\$10,610	8	Paoli	0155	012	59-012	1239	511	0.939	0.997	0.050
012-008-105-0000	591110210003300012	\$11,700	\$12,100	\$12,100	Jun-03	\$12,000	\$12,880	8	Paoli	0155	012	59-012	1239	511	0.939	0.997	0.050
011-019-050-0051	590728000012000011	\$8,700	\$9,700	\$9,700	Mar-05	\$10,000	\$10,370	8	Paoli	0155	011	59-011	1115	501	0.935	0.997	0.061
011-019-029-0007	591006500016500011	\$13,100	\$14,300	\$14,300	Jul-04	\$13,000	\$13,660	8	Paoli	0155	011	59-011	1115	*\$41	1.047	0.997	0.050
011-008-008-0011	590713420001650011	\$17,000	\$18,700	\$18,700	Oct-06	\$18,000	\$18,000	8	Paoli	0155	011	59-011	1115	*\$11	1.039	0.997	0.042
011-013-099-0127	590729400013002011	\$8,600	\$9,400	\$9,400	Oct-06	\$10,000	\$10,000	8	Paoli	0155	011	59-011	1115	501	0.940	0.997	0.051
011-013-009-0027	590729400013001011	\$17,800	\$19,600	\$19,600	Jul-06	\$20,000	\$20,000	8	Paoli	0155	011	59-011	1115	*\$11	0.980	0.997	0.015
011-013-009-0242'	590729400042000111	\$33,400	\$36,500	\$36,500	May-05	\$35,000	\$36,180	8	Paoli	0155	011	59-011	1115	501-501	1.009	0.997	0.012
011-013-009-0255	590729400043000011	\$33,400	\$36,500	\$36,500	May-05	\$35,000	\$36,180	8	Paoli	0155	012	59-012	1214	500	0.910	0.997	0.080
011-005-023-0003	5906234000200011	\$8,700	\$22,400	\$22,400	Dec-06	\$23,000	\$23,000	8	Paoli	0155	011	59-011	1115	501	0.974	0.997	0.023
011-014-010-0011	590718200005001011	\$16,000	\$33,000	\$33,000	Nov-06	\$35,000	\$35,000	8	Paoli	0155	011	59-011	1115	501	0.943	0.997	0.050
011-004-041-0031	591004400014001011	\$1,700	\$2,600	\$2,600	May-03	\$3,000	\$3,000	8	Paoli	0155	011	59-011	1115	501	0.867	0.997	0.130
012-018-075-0005	590632200023400012	\$10,100	\$27,800	\$27,800	Aug-07	\$29,900	\$29,900	8	Paoli	0155	012	59-012	1214	500	0.930	0.997	0.061
011-013-069-0008	590623400030000011	\$41,500	\$42,400	\$42,400	Jul-06	\$34,000	\$34,000	8	Paoli	0155	011	59-011	1104	*\$10	1.247	0.997	0.250
011-013-009-0127'	590623400012000111	\$30,100	\$30,900	\$30,900	Apr-04	\$29,500	\$29,500	8	Paoli	0155	011	59-011	1104	500	1.047	0.997	0.051
011-013-070-0270	59061510012000111	\$14,500	\$14,700	\$14,700	Oct-07	\$14,900	\$14,900	8	Paoli	0155	011	59-011	1103	500	0.987	0.997	0.016

07 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSED LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL ADJUSTED SALE PRICES	TOTAL SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION	AVERAGE ABSOLUTE DEVIATION
\$962,100	\$995,750		103.93%	99.68%	8.52	100.43%		1.03		62.358	5.096	0.085

- * There is now a home on this property

TIME ADJUSTED 2002, 2003 and 2004 SALES USING 2.5% GROWTH RATE (2007 trend)

*Parcel Vacant at time of Sale
 *Removed Jan through June 2002 Sales (10-05-07) (2007 trend)
 07/2008 Removed remaining 2002 Sales (2008 Trend)
 Time adjusted 2003-2005 Sales using 2% Rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Southeast																		
Property Type	Code #	Parcel ID	2007 Total Av	2008 Land Av	2008 Total Av	Date of Sale	Sale Price	Adjusted Sale Price	Twp.	School Corp.	School Corp. #	County Tax District	Dlfg Tax District	Neigh. Code	Property Class	Ratio	Median	Absolute Deviation
Residential	013-013-008-0002	591522000307000103	\$4,900	\$5,100	\$5,100	Jul-03	\$5,000	\$5,370	9	Paoli	6155	013	59-013	1301	501	0.950	1,036	0.061
	013-013-049-0007	591509200000000013	\$18,300	\$18,800	\$18,800	Jan-03	\$18,000	\$19,480	9	Paoli	6155	013	59-013	1301	501	0.965	1,036	0.071
	013-016-013-0002	591509200020000013	\$2,100	\$2,300	\$2,300	Sep-05	\$2,000	\$2,000	9	Paoli	6155	013	59-013	1301	501	1.100	1,036	0.064
Vacant	013-001-040-0007	591619200070000013	\$44,500	\$45,700	\$45,700	Nov-06	\$47,000	\$47,000	9	Paoli	6155	013	59-013	1301	500	0.972	1,036	0.061
	013-001-040-0008	591619000000000013	\$2,400	\$2,500	\$2,500	Dec-04	\$2,100	\$2,190	9	Paoli	6155	013	59-013	1303	501	1.142	1,036	0.105
Residential	013-002-037-0021	5916190003080000013	\$2,400	\$2,500	\$2,500	Sep-06	\$2,400	\$2,400	9	Paoli	6155	013	59-013	1303	540	1.152	1,036	0.115
	013-008-073-030	5916051010030000013	\$16,000	\$16,700	\$16,700	Sep-06	\$14,500	\$14,500	9	Paoli	6155	013	59-013	1303	500/500	0.887	1,036	0.150
	013-008-073-031	5916051010310000013	\$12,800	\$13,300	\$13,300	Sep-06	\$15,000	\$15,000	9	Paoli	6155	013	59-013	1303	500/500	0.887	1,036	0.150
Vacant	013-008-073-032	5916051010320000013	\$18,100	\$18,900	\$18,900	May-03	\$20,500	\$21,800	9	Paoli	6155	013	59-013	1303	500	0.975	1,036	0.161
	013-006-073-036	5916051010360000013	\$13,500	\$14,200	\$14,200	Sep-06	\$12,000	\$12,000	9	Paoli	6155	013	59-013	1303	500	1.183	1,036	0.143
Residential	013-013-110-002	5916061010300000013	\$23,200	\$26,000	\$26,000	May-05	\$22,000	\$22,740	9	Paoli	6155	013	59-013	1303	*\$40/500	1.143	1,036	0.103
	013-013-110-009	5916061010400000013	\$23,200	\$26,000	\$26,000	May-05	\$22,000	\$22,740	9	Paoli	6155	013	59-013	1303	*\$40/500	1.143	1,036	0.103

Number of Sales 10
*Parcel vacant at time of sale
*2002-2004 sales time adjusted using 2% growth rate (2007 TREND)
Removed 2002 sales (2008 trend)
Adjusted 2003-2005 sales using 2% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Stampers Creek

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Residential Vacant	014-008-012-000	59009304000410000014	\$2,200	\$2,300	\$2,300	Nov-08	\$2,000	\$2,000	10	Paoli	6155	014	59-014	1401	501	1.150	1.027	0.123
	014-012-010-000	590831300035000014	\$6,100	\$6,200	\$6,200	Oct-08	\$5,500	\$5,500	10	Paoli	6155	014	59-014	1402	501	1.127	1.027	0.100
	014-023-037-000	5900930400038000014	\$1,400	\$1,400	\$1,400	Feb-06	\$1,500	\$1,500	10	Paoli	6155	014	59-014	1402	501	0.933	1.027	0.094
	014-009-002-012	5900934410120000014	\$25,400	\$27,200	\$27,200	Nov-03	\$23,000	\$24,490	10	Paoli	6155	014	59-014	1404	510	1.111	1.027	0.084
	014-009-002-023/	590929441023000014/																
	014-009-002-021/	590929441021000014/	\$36,900	\$43,000	\$43,000	Dec-05	\$35,900	\$36,080	10	Paoli	6155	014	59-014	1404	500/500/500	1.172		
	014-009-002-022	590929441022000014															1.027	0.145
	014-009-002-027	590929441027000014	\$20,700	\$22,700	\$22,700	May-05	\$23,500	\$24,290	10	Paoli	6155	014	59-014	1404	*510	0.935	1.027	0.093
	014-009-002-017/	590929441017000014/	\$21,400	\$24,700	\$24,700	Mar-05	\$20,000	\$20,740	10	Paoli	6155	014	59-014	1404	500/500	1.191		
	014-009-002-018	590929441018000014															1.027	0.164
	014-009-002-024	5900934410240000014	\$15,200	\$16,500	\$15,500	Nov-04	\$12,750	\$13,000	10	Paoli	6155	014	59-014	1404	500	1.192	1.027	0.165
	014-009-002-027	590929441027000014	\$20,700	\$22,700	\$22,700	Mar-04	\$23,500	\$24,860	10	Paoli	6155	014	59-014	1404	*510	0.913	1.027	0.114
	014-009-001-010	5909294200100000014	\$14,700	\$16,100	\$16,100	Jul-04	\$16,000	\$16,450	10	Paoli	6155	014	59-014	1404	*540	0.970	1.027	0.048
	014-009-002-020	590929441020000014	\$16,200	\$17,800	\$17,800	May-06	\$17,000	\$17,000	10	Paoli	6155	014	59-014	1404	*540	1.047	1.027	0.020
	014-009-002-015/	590929441015000014/																
	004-009-002-016	590929441016000014	\$27,100	\$30,300	\$30,300	Nov-06	\$29,500	\$29,500	10	Paoli	6155	014	59-014	1404	500	1.027	1.027	0.000
	014-009-001-001	590929420010000014	\$13,800	\$15,400	\$15,400	Aug-06	\$10,000	\$10,000	10	Paoli	6155	014	59-014	1404	500	0.963	1.027	0.065
	014-009-001-002	590929420020000014	\$3,300	\$11,900	\$11,900	Jun-07	\$14,000	\$14,000	10	Paoli	6155	014	59-014	1404	500	0.850	1.027	0.177
	014-009-002-028	590093441028000014	\$8,700	\$15,200	\$15,200	Jun-07	\$15,500	\$15,500	10	Paoli	6155	014	59-014	1404	500	0.981	1.027	0.046
014-020-008-010	590831401010000014	\$13,500	\$14,900	\$14,900	Aug-03	\$13,284	\$14,210	10	Paoli	6155	014	59-014	1405	*510	1.049	1.027	0.021	
014-020-008-002	590831401002000014	\$13,800	\$15,200	\$15,200	Mar-03	\$15,000	\$16,160	10	Paoli	6155	014	59-014	1405	*510	0.939	1.027	0.088	

Number of Sales 17
***PARCEL VACANT AT TIME OF SALE**

**Time adjusted 2003-2004 sales using 2% growth rate (2007 trend)
 Time adjusted 2003-2005 sales using 2% rate (2008 trend)

2007 TOTAL ASSESSMNT OF LAND	2008 TOTAL ASSESSMNT OF LAND	2008 TOTAL ASSESSMNT OF LAND VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
#####	#####	\$302,500	\$302,500	\$283,934	\$291,900	103.29%	#####	8.86	99.67%	1.04	17.558	1.547	0.091

TOTALS

ASSESSMENT RATIO STUDY FOR 2008 TRENDING

1990 TOTAL AMOUNT OF LAND	2000 TOTAL AMOUNT OF LAND
\$253,200	\$1,105,000

02 Sales (8-2007)
2004 Sales using 2.5% growth rate. (2007 Trend)
2004 Sales (10-2007) (2007 Trend)
Divided Jan-June 2004 Sales (2005 Trending)
2004-2005 sales using 2% rate (2005 trending)
with single-wide mobile homes (2006 trend)

1999-2000-2001-2002-2003-2004-2005

EST. 2003-2004 SALES USING 2% GROWTH RATE (2007 Trend)
EST. 2003 Sales (2008 Trend)

and 2004-2005 sales using 1.6% growth rate (2003 trend)

res with single-wide mobile homes (2008 trend)

0

ESTIMATED 2002-2004 SALES USING 2% GROWTH RATE (2007 trend)
in Nov. of 2002 sales (10-2007) (2007 trend)

Source: 2002 sales (2003 trend)

3-2005 values using 2% rate (2003 trend)

STED 2003-2004 SALES USING 2% GR
2003 sales / 10,2007M (2007 base)

2002 sales (10-2007) [2007 1000]
23 sales (2008 YTD)

2004-2005 sales using 2% rate (2005 trend)
etc. until market becomes (2006 trend)

single-wide mobile homes (2006 bend)

ADJUSTED 2004 SALES USING 2.5% GROWTH RATE (2007 Trend)
 2007 Remained January-June 2005 Sales
 moved Jan 2004 Sales 10/2007 (2007 Trend)
 2008 remained June-July 2004 sales (2007 Trend)
 2009 Remained Jan-June 2005 Sales and remaining 2004 Sales (2008 Trend)
 (still 2005 Sales using 2% rate (2008 trend)
 year single-wide models (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: French Lick

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT			NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial	001-003-014-010/	501203401008001001/																		
	001-003-014-020/	501203401021001001/																		
	002-003-020-020/	500534401021000002/	\$78,600	\$79,300	\$79,300	Mar-05	\$75,000	\$77,780	1	Springs Valley	6160	001/002	59-001/ 59-002			9238	300-300	1.020		
	002-003-020-030/	500534401008000002/																	1.009	0.011
Vacant	002-003-020-040	500534401011000002																		
	002-011-016-010/	501203400094000002/																		
	002-011-016-020/	501203401018000002/	\$51,000	\$51,800	\$51,800	Sep-05	\$50,000	\$51,340	1	Springs Valley	6160	002	59002			9238	300	1.009		
	002-011-016-030	501203401015020002																	1.009	0.000
	002-006-020-010	501202300008000002	\$180,000	\$230,000	\$230,000	Feb-07	\$250,000	\$250,000	1	Springs Valley	6160	002	59002			9238	345	0.920	1.009	0.089

2007 TOTAL ASSMT OF LAND	2008 TOTAL ASSMT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS	\$309,600	\$361,100	\$361,100	\$375,000	\$379,120	98.28%	100.90%	3.29	102.07%	0.96	2.949	0.100	0.033

3

Number of Sales
Time adjusted
2005 sales using
2% rate (2008
Trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Greenfield

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITIO N	GRADE	NEIGH. CODE	PROPER TY CLASS	RATIO	MEDIAN	ABSOL UTE DEVIA TION
Industrial							4	Poeli	6155	004	59004			#DIV/0!		#DIV/0!	#DIV/0!	
Vacant														#DIV/0!		#DIV/0!	#DIV/0!	
														#DIV/0!		#DIV/0!	#DIV/0!	
														#DIV/0!		#DIV/0!	#DIV/0!	
														#DIV/0!		#DIV/0!	#DIV/0!	
														#DIV/0!		#DIV/0!	#DIV/0!	

Number of Sales

0

*Only 2 vacant industrial parcels in the township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITIO N	GRADE	NEIGH. CODE	PROPER TY CLASS	RATIO	MEDIAN	ABSOL UTE DEVIA TION
Industrial							3	Springs Valley	6160	005	59005			#DIV/0!		#DIV/0!	#DIV/0!	
Vacant														#DIV/0!		#DIV/0!	#DIV/0!	
														#DIV/0!		#DIV/0!	#DIV/0!	

Numer of Sales

0

*Zero (0) Industrial Vacant Parcels in Township

Number of Sales

0

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northeast

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOUTE DEVIATION
Industrial							4	Orleans	6145							#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales

*No Vacant Industrial Parcels in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northwest

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DILFC TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSO-UTE DEVIATION
Industrial Vacant							5	Springs Valley	6160						#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0
*Zero (0) Industrial Vacant in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orangeville

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGFC TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPER TY CLASS	RATIO	MEDIAN	ABSO-UTE DEVIATION
Industrial Vacant							6	Orleans	6145							#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0
*Zero (0) Industrial Vacant in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orleans

2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	Total Adjusted Sale Prices	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION	AVERAGE ABSOLUTE DEVIATION
\$R2 200	\$R6 300	\$R6 300	\$R0 000	\$R0 000	107.88%	107.88%	0.00	100.00%	1.08	1.079	0.000	0.000

Number of Sales
*Parcel vacant
when sold

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Paoli

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT		NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Industrial Vacant	012-008-134-001	590635300167000012	\$18,800	\$19,700	\$19,700	Apr-05	\$17,500	\$18,120	8	Paoli	6155	012	59012		1255	300	1.087	1.009	0.078
	012-013-023-030/	5906354000890000012/																	
	012-013-023-020/	590120130230200012/																	
	012-013-023-010/	590120130230100012/	\$100,600	\$105,630		Dec-02	96,000	\$104,090	8	Paoli	6155	012	59012		1255	300	1.015		
	012-013-023-000	590120130230000012																	
				\$105,630														1.009	0.006
	012-008-093-000	590635300126000012	\$11,800	\$12,400	\$12,400	Jan-07	\$15,000	\$15,000	8	Paoli	6155	012	59012		1255	300	0.827	1.009	0.182
	011-019-029-008	591006800006001011	\$8,000	\$9,900	\$9,900	Oct-08	\$10,000	\$10,000	8	Paoli	6155	011	59011		1115	300	0.990	1.009	0.019
	012-008-134-000	590120081340000012	\$19,700	\$20,800	\$20,800	Mar-05	\$20,000	\$20,740	8	Paoli	6155	012	59012		1255	300	1.003	1.009	0.006
	011-019-029-010	591006800006002011	\$1,800	\$49,400	\$49,400	Jun-07	\$45,000	\$45,000	8	Paoli	6155	011	59-011		1115	300	1.098	1.009	0.089

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$160,700	\$217,830	\$217,830	\$203,500	\$212,950	100.32%	100.88%	6.28	98.07%	1.02	6.019	0.380	0.063

Number of Sales

6

*Time adjusted 2002 and 2003 sales using 2.5% growth rate (2007 trend)

adjusted 2002-2005 sales using 2% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Southeast

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPER TY CLASS	RATIO	MEDIAN	ABSOL UTE DEVIA TION
Industrial Vacant	013-003-038-001	59151100022000013	\$10,500	\$11,000	\$11,000	Jul-02	9,800	\$10,700	9	Paoli	6155	013	59013	1302	820	1.028	1.028	0.000

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUT E DEVIATI ON
TOTALS	\$10,500	\$11,000	\$11,000	\$9,800	\$10,700	102.80%	102.80%	0.00	100.00%	1.03	1.028	0.000	0.000

Number of Sales

1

* Parcel above vacant at time of sale. Only 1 other vacant industrial parcel in township.

*Time Trended 2002-2004 Sales using 2% growth rate(2008 TREND)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Stampers Creek

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITIO N	GRADE	NEIGH. CODE	PROPER TY CLASS	RATIO	MEDIAN	ABSOL UTE DEVIA TION
Industrial Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUT E DEVIATI ON
TOTALS	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales

0

*Zero (0) Industrial Vacant Parcels in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: French Lick

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND ASSMNT	2007 MPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 MPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial	002-002-005-000/002-002-008-010	591203201011000002/591203201012000002	\$33,600	\$36,200	\$69,800	\$41,600	\$36,100	\$77,700	Oct-04	65,000	\$69,480	1	Springs Valley	6160	002	59-002	average	d+2	9237	370/300	1.118	1.018	0.100
	001-014-019-000/001-014-019-010	590010140190000001/590527100036000001	\$12,100	\$21,300	\$33,400	\$13,400	\$21,300	\$34,700	May-03	32,000	\$35,670	1	Springs Valley	6160	002	59-002	fair	d+1	9115	370/300	0.973	1.018	0.046
	001-014-019-000/001-014-019-010	590010140190000001/590527100036000001	\$12,100	\$21,300	\$33,400	\$13,400	\$21,300	\$34,700	Dec-05	\$33,000	\$34,070	1	Springs Valley	6160	002	59-002	fair	d+1	9115	370/300	1.018	1.018	0.000

	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL ADJUSTED SALE PRICE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)										TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS	\$57,800	\$78,800	\$136,600	\$68,400	\$78,700	\$147,100	\$130,000	\$139,220	103.65%	101.85%	4.76	98.10%										1.06	3.110	0.146	0.049

Number of Sales 3

*Adjusted sale price using 2% growth rate (2007 TREND)
Adjusted 2003-2005 sales using 3% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Greenfield

PROPERTY TYPE	PARCEL #	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial								2	Pacif	6155	004	59004							#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!

	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)											TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!										#DIV/0!	#DIV/0!	#DIV/0!	

Number of Sales 0

*Only 1 improved industrial parcel in the township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial								3	Spring Valley	6160	005	59005							#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!

	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)											TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!								#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

Number of Sales 0

*Zero(0) Industrial Improved Parcels in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northeast

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	2008 LAND AV	2008 IMP AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial	008-001-004-000	59022440000800006	\$25,000	\$140,300	\$165,300	\$25,700	\$140,300	\$166,000	Feb-07	\$160,000	\$160,000	4	Orleans	6145	006	59006	fair	b+2	9607	399	1.038	1.038	0.000

	2007 TOTAL ASSMTN OF LAND	2007 TOTAL ASSMTN OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMTN OF LAND	2008 TOTAL ASSMTN OF IMP.	2008 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$25,000	\$140,300	\$165,300	\$25,700	\$140,300	\$166,000		\$160,000	\$160,000		103.75%	103.75%	0.00	100.00%		1.04		1.038	0.000	0.000

Number of Sales

1

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northwest

PROPERTY TYPE	PARCEL #	2007 LAND ASSMTN	2007 IMPRV ASSMTN	2007 TOTAL ASSMTN	2008 LAND ASSMTN	2008 IMPRV ASSMTN	2008 TOTAL ASSMTN	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial								5	Spring Valley	6160								#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	

	2007 TOTAL ASSMTN OF LAND	2007 TOTAL ASSMTN OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMTN OF LAND	2008 TOTAL ASSMTN OF IMP.	2008 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0		\$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales

0

*zero (0) Improved Industrial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orangeville

PROPERTY TYPE	PARCEL #	2007 LAND ASSMTN	2007 IMPRV ASSMTN	2007 TOTAL ASSMTN	2008 LAND ASSMTN	2008 IMPRV ASSMTN	2008 TOTAL ASSMTN	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial								6	Orleans	6145	008	59008						#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	

	2007 TOTAL ASSMTN OF LAND	2007 TOTAL ASSMTN OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMTN OF LAND	2008 TOTAL ASSMTN OF IMP.	2008 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0		\$0		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales

0

*Zero (0) Industrial Improved in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orleans

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND ASSMTN	2007 IMPRV ASSMTN	2007 TOTAL ASSMTN	2008 LAND ASSMTN	2008 IMPRV ASSMTN	2008 TOTAL ASSMTN	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial	001-005-035-000/010-005-035-010/010-005-035-020/001-005-035-030/010-005-035-040	590526400036000001/590230200010000010/590230241003000010/590100050350400010	\$267,900	\$1,179,300	\$1,447,200	\$281,300	\$1,180,100	\$1,461,400	Jan-03	\$1,384,000	\$1,468,930	7	Orleans	6145	10	59-010	average	c	1032	320/300/300	0.995		
	010-015-004-000	590219300003000010	\$24,900	\$42,000	\$66,900	\$26,200	\$42,000	\$68,200	Jun-04	\$65,000	\$67,750	7	Orleans	6145	10	59-010	average	d+1	1049	399	1.007	1.001	0.006

	2007 TOTAL ASSMTN OF LAND	2007 TOTAL ASSMTN OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMTN OF LAND	2008 TOTAL ASSMTN OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$307,500	\$1,222,100	\$1,529,600	\$1,449,000	\$1,536,680	100.08%	100.08%	0.59	100.54%	1.00	2.002	0.012	0.006

Number of Sales

2

Time adjusted 2003-2005 sales using 1.5% rate (2008 trend)

Removed #009-003-002-000 from list, buildings destroyed in 2007.

Township: Paoli

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND ASSMTN	2007 IMPRV ASSMTN	2007 TOTAL ASSMTN	2008 LAND ASSMTN	2008 IMPRV ASSMTN	2008 TOTAL ASSMTN	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Industrial	012-023-032-000	591101100227001012	\$26,900	\$39,500	\$66,400	\$28,500	\$39,500	\$68,000	Apr-05	\$80,000	\$62,120	8	Paoli	6155	012	59012	fair	d	1253	370	1.095	1.013	0.082
	012-004-006-010	5911011201109002012	\$6,500	\$35,700	\$42,200	\$6,800	\$35,700	\$42,500	Aug-04	\$40,000	\$41,980	8	Paoli	6155	012	59012	average	c-1	1253	370	1.013	1.013	0.000
	012-015-055-000	591101201038005012	\$2,100	\$23,900	\$26,000	\$2,700	\$23,900	\$26,600	Apr-06	\$27,500	\$27,500	8	Paoli	6155	012	59012	average	c	1253	370	0.967	1.013	0.046
	012-016-012-010	590636424004001012	\$18,700	\$38,100	\$56,800	\$29,500	\$32,800	\$62,300	Oct-04	\$80,000	\$62,740	8	Paoli	6155	012	59012	average	C	1253	350	0.993	1.013	0.020
	012-013-048-000	590636222021002012	\$51,400	\$130,800	\$182,200	\$53,900	\$130,800	\$184,700	Feb-02	\$165,000	\$181,880	8	Paoli	6155	012	59012	average	c-1	1250	340	1.016	1.013	0.003
	012-010-037-000/012-010-037-010/012-010-037-030	590635300081000012/59012010037010012/590120100370300012	\$80,100	\$558,400	\$638,500	\$106,100	\$571,000	\$667,200	Mar-07	\$650,000	\$650,000	8	Paoli	6155	012	59012	average	D+2	1255	340-300-300	1.026		
	011-007-001-000	570625410066000011	\$13,100	\$38,900	\$52,000	\$13,800	\$38,900	\$52,700	Jan-06	\$61,000	\$61,000	8	Paoli	6155	011	59011	average	c-1	1116	399	0.864	1.013	0.014

	2007 TOTAL ASSMTN OF LAND	2007 TOTAL ASSMTN OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMTN OF LAND	2008 TOTAL ASSMTN OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$198,800	\$865,300	\$1,064,100	\$241,300	\$872,600	\$1,104,000	\$1,063,500	\$1,087,200	99.62%	101.29%	4.41	98.11%	1.02	6.974	0.312	0.045

Number of Sales

7

*Used 2.5% growth rate to adjust 2002 and 2003 sales (2007 trend)
used 2% growth rate adjust 2002-2005 sales (2008 trend)

*** Assessed
value on 012-010-037-000
excludes
improvements
made after
sale

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Southeast

PROPERTY TYPE	PARCEL #	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	2008 LAND AV	2008 IMP AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Improved Industrial</i>								9	Padil	6155								#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	

TOTALS	2007 TOTAL ASSMT OF LAND	2007 TOTAL ASSMT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMT OF LAND	2008 TOTAL ASSMT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
	\$0	\$0	\$0	\$0	\$0	\$0									

Number of Sales 0

*Only 1 Improved Industrial Parcel in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Stampers Creek

PROPERTY TYPE	PARCEL #	2007 LAND ASSMT	2007 IMPRV ASSMT	2007 TOTAL ASSMT	2008 LAND ASSMT	2008 IMPRV ASSMT	2008 TOTAL ASSMT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Improved Industrial</i>								10	Padil	6155	014	59014						#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	
																		#DIV/0!	#DIV/0!	#DIV/0!	

TOTALS	2007 TOTAL ASSMT OF LAND	2007 TOTAL ASSMT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMT OF LAND	2008 TOTAL ASSMT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
	\$0	\$0	\$0	\$0	\$0	\$0									

Number of Sales 0

*Only 1 Industrial Improved Parcel

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: French Lick

2007 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL ADJUSTED SALE PRICE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
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Number of Sales

*Time adjusted 2002-2005 sales using 4% rate (2008 trend)
*Time adjusted pre-2005 Sales with 4% Growth Rate (2007 trend),
08/2008 removed 2002 sales (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Greenfield

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial							2	Paoli	6155	004	59004					#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!

	2007 TOTAL ASSTMNT OF LAND	2008 TOTAL ASSTMNT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*Zero (0) Vacant Commercial Parcels in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Jackson

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial							3	Spring Valley	6160							#DIV/0!	#DIV/0!	#DIV/0!
Vacant																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!

	2007 TOTAL ASSTMNT OF LAND	2008 TOTAL ASSTMNT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*Only 1 vacant commercial parcel in the township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northeast

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT			NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial	009-006-001-020/	590228101009002006/																		
Vacant	009-006-001-010/	590228100000001006/																		
	009-006-001-030/	590228100000000006/	\$9,300	\$9,400	\$9,400	Feb-05	\$9,900	\$10,090	4	Orleans	6145	006	59-006			9607	400	0.932		
	006-006-001-040/	590228100000000006/																0.932	0.000	
	006-006-001-050	590228101009001006																		

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSTMNT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	Total Adjusted Sale Prices	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$9,300	\$9,400	\$9,400	\$9,900	\$10,090	93.16%	93.16%	0.00	100.00%	0.93	0.932	0.000	0.000

Number of Sales 1

Time adjusted 2005 sale using 1% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northwest

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial Vacant							5	Springs Valley	6160	007	59007					#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!

*Zero (0) Vacant Commercial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orangeville

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial Vacant							6	Orleans	6145							#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!
																#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*Zero (0) Vacant Commercial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orleans

Number of

*Parcel Vacant at time of Sale
Adj. to 12/2002-2004 G.L. - Unit 3.5% P.L. (2007 L. 11)

2007 TOTAL ASSESSED VALUE 2008 TOTAL ASSESSED LAND 2008 TOTAL ASSESSED VALUE TOTAL OF ALL SALE PRICES TOTAL ADJUSTED SALE PRICE MEAN MEDIAN COD PRD (price related differential) WEIGHTED MEAN TOTAL OF ALL RATIOS ABSOLUTE DEVIATION TOTAL AVERAGE ABSOLUTE DEVIATION

Number of Sales

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Paoli

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT			NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial Vacant	012-016-013-021	590635200001001012	\$40,500	\$48,600	\$48,600	Jan-06	\$40,000	\$40,000	8	Paoli	6155	012	59012			1255	400	1.215	0.960	0.255
	012-001-029-000	590635220228000012	\$105,700	\$112,000	\$112,000	Aug-04	\$120,000	\$125,890	8	Paoli	6155	012	59012			1255	400	0.890	0.960	0.071
	012-019-146-000	590635220220002012	\$34,700	\$36,400	\$36,400	Dec-05	\$43,000	\$43,930	8	Paoli	6155	012	59012			1255	400	0.829	0.960	0.132
	012-016-040-000	59063522029000012	\$85,000	\$89,400	\$89,400	Jun-05	\$90,000	\$92,870	8	Paoli	6155	012	59012			1255	400	0.963	0.960	0.002
	012-012-011-000	590635131019000012	\$236,300	\$251,200	\$251,200	Aug-04	\$250,000	\$262,270	8	Paoli	6155	012	59012			1255	400	0.958	0.960	0.002
	012-012-036-011	591101100238020012	\$400	\$400	\$400	Nov-06	\$425	\$425	8	Paoli	6155	012	59012			1231	610	0.941	0.960	0.019
	012-012-037-001	591101100238019012	\$2,500	\$4,700	\$4,700	Nov-06	\$4,725	\$4,725	8	Paoli	6155	012	59012			1231	610	0.995	0.960	0.034
	011-023-056-121	590635200017001011	\$7,200	\$8,000	\$8,000	Jun-06	\$7,715	\$7,715	8	Paoli	6155	011	59-011			1115	620	1.037	0.960	0.077

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$512,300	\$550,700	\$550,700	\$555,865	\$577,825	97.83%	96.02%	7.71	102.65%	0.95	7.827	0.592	0.074

Number of Sales 8

*Adjusted 2004 sales using 2% rate (2007 TREND)
adjusted 2004-2005 sales using 2% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Southeast

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial Vacant							9	Paoli	6155						#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0
*Only 1 Vacant commercial in township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Stampers Creek

PROPERTY TYPE	PARCEL #	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Commercial Vacant							10	Paoli	6155	014	59014				#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	
															#DIV/0!	#DIV/0!	#DIV/0!	

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0
*Only 1 Vacant Commercial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: French Lick

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION	
Improved Commerc	002-001-027-000	590020010270000002	\$254,100	\$63,300	\$317,400	\$292,300	\$66,600	\$358,900	Jan-04	\$325,000	\$365,580	1	Springs Valley	6160	002	590002	average	d+2	9238	429	0.982	0.999	0.017	
	002-003-031-000	591203405075000002	\$11,600	\$28,000	\$39,600	\$13,300	\$29,400	\$42,700	Feb-04	\$40,000	\$44,850	1	Springs Valley	6160	002	590002	average	d+2	9238	499	0.952	0.999	0.047	
	001-014-019-000	590010140190000001	\$9,500	\$21,300	\$30,800	\$10,500	\$21,300	\$31,800	Dec-05	\$33,000	\$34,430	1	Springs Valley	6160	001	590001	fair	d+1	9115	499	0.924	0.999	0.075	
	002-001-003-000	591203201013000002	\$25,200	\$139,400	\$164,600	\$30,200	\$139,400	\$169,600	Aug-05	\$155,000	\$163,890	1	Springs Valley	6160	002	590002	average	c-1	9237	401	1.035	0.999	0.036	
	002-018-034-000	591203201010001002	\$15,700	\$12,300	\$28,000	\$19,500	\$12,900	\$32,400	Sep-05	\$31,000	\$32,670	1	Springs Valley	6160	002	590002	average	d+2	9237	429	0.992	0.999	0.007	
	002-018-035-000	591203201010002002	\$4,600	\$12,900	\$17,500	\$5,800	\$13,600	\$19,400	Sep-05	\$17,000	\$17,920	1	Springs Valley	6160	002	590002	average	d+2	9237	429	1.083	0.999	0.084	
	002-019-034-070	5912033100010001002	\$94,000	\$190,700	\$284,700	\$115,900	\$200,400	\$316,300	Aug-05	\$275,000	\$290,770	1	Springs Valley	6160	002	590002	fair	c+2	9237	499/400	1.088	0.999	0.089	
	002-019-049-000	591203308009001002	\$94,000	\$190,700	\$284,700	\$115,900	\$200,400	\$316,300	Aug-05	\$275,000	\$290,770	1	Springs Valley	6160	002	590002	average	c	9237	429	1.019	0.999	0.020	
	002-023-002-010	591203200110000002	\$40,600	\$207,400	\$248,000	\$48,700	\$218,000	\$266,700	Aug-05	\$247,500	\$261,690	1	Springs Valley	6160	002	590002	average	c	9237	429	1.019	0.999	0.020	
	002-002-054-000/	591203308002001002/	\$36,800	\$224,100	\$260,900	\$45,800	\$235,500	\$281,300	Nov-05	\$260,000	\$272,200	1	Springs Valley	6160	002	590002	good	c	9237	441/456	1.033	0.999	0.035	
	002-011-028-000/	59120320012000002/	\$27,300	\$160,000	\$187,300	\$40,500	\$152,300	\$192,800	Aug-06	\$200,000	\$200,000	1	Springs Valley	6160	002	590002	good	c+2	9238	429-400	0.964	0.999	0.035	
	002-011-028-010	591203200100000002	\$27,300	\$160,000	\$187,300	\$42,200	\$71,500	\$56,700	Nov-05	\$95,000	\$99,450	1	Springs Valley	6160	002	590002	good	c+2	9237	499	0.982	0.999	0.036	
	002-008-002-010	591203310033002002	\$20,200	\$88,000	\$98,200	\$31,200	\$19,500	\$50,700	Jul-04	\$40,000	\$44,130	1	Springs Valley	6160	002	590002	fair	d+1	9237	455	1.149	0.999	0.150	
	002-002-059-010	59120330491001002	\$25,600	\$18,600	\$44,200	\$35,800	\$35,300	\$389,700	Nov-06	\$373,000	\$373,000	1	Springs Valley	6160	002	590002	average	c+2	9237	429	1.045	0.999	0.046	
	002-006-003-000	591203201070000002	\$29,800	\$336,700	\$366,500																			
	003-016-011-010/	590534401016000003/	\$277,800	\$349,800	\$627,600	\$333,200	\$365,300	\$698,500	Oct-06	\$690,000	\$650,000	1	Springs Valley	6160	003	590003	average	c	9317	499/429	1.075	0.999	0.076	
	003-016-011-000	590534401014002002	\$277,800	\$349,800	\$627,600	\$333,200	\$365,300	\$698,500	Oct-06	\$120,100	\$164,300	1	Springs Valley	6160	003	590003	good	c-1	9317	429	0.996	0.999	0.003	
	003-015-001-000	590534103038000003	\$36,800	\$115,100	\$151,900	\$44,200	\$120,100	\$164,300	Oct-06	\$165,000	\$165,000	1	Springs Valley	6160	003	590003	good	c-1	9317	429	0.996	0.999	0.003	
	003-003-024-000/	590534103004000003/	\$20,200	\$21,600	\$41,800	\$20,660	\$27,300	\$47,900	Aug-03	\$46,000	\$52,610	1	Springs Valley	6160	003	590003	fair	d+1	9317	499-400	0.910	0.999	0.088	
	002-008-012-000	591203300031000002	\$55,600	\$205,700	\$261,300	\$69,200	\$216,200	\$285,200	Apr-06	\$280,000	\$280,000	1	Springs Valley	6160	002	590002	good	c+2	9237	444	1.019	0.999	0.020	
	002-020-022-000	591203201080000002	\$120,000	\$200,800	\$321,800	\$14,600	\$211,100	\$225,700	Apr-06	\$230,000	\$230,000	1	Springs Valley	6160	002	590002	good	b	9237	429	0.981	0.999	0.017	
	002-006-017-000/	591203405010000002/	\$120,000	\$200,800	\$321,800	\$14,600	\$211,100	\$225,700	Apr-06	\$230,000	\$230,000	1	Springs Valley	6160	002	590002	average	d+2	9237	430/400/400	0.873	0.999	0.126	
	002-006-017-010/	591203405003000002/	\$58,400	\$72,800	\$131,300	\$69,200	\$76,700	\$145,900	Apr-04	\$150,000	\$167,110	1	Springs Valley	6160	002	590002	average	d+2	9237	400/400/400	0.873	0.999	0.040	
	002-003-029-000	590534404015000002	\$35,300	\$197,400	\$232,700	\$48,700	\$230,600	\$279,400	Jan-08	\$300,000	\$288,460	1	Springs Valley	6160	002	590002	average	C	9238	442	0.969	0.999	0.030	
	002-023-022-000/	591209300001000002/	\$31,900	\$250,500	\$282,400	\$36,600	\$263,200	\$299,800	May-06	\$287,500	\$287,500	1	Springs Valley	6160	002	590002	average	C+2	9238	401/400	1.043	0.999	0.044	
	002-003-073-000	591209300002000002	\$139,900	\$48,900	\$188,800	\$292,300	\$51,500	\$343,800	Jul-07	\$343,250	\$343,250	1	Springs Valley	6160	002	590002	average		9238	452	1.002	0.999	0.003	
	002-013-005-000	591203200030000002	\$139,900	\$48,900	\$188,800																			
	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSMNT OF IMP.	2008 TOTAL ASSESSED VALUE				TOTAL ADJUSTED SALE PRICE	TOTAL OF ALL SALE PRICES		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION		
TOTALS	\$1,370,900	\$2,945,300	\$4,208,500	\$1,642,160	\$3,096,300	\$4,738,500				\$4,543,250	\$4,664,510		101.52%	99.87%	9.05	99.93%		1.02		12.182	1.084	0.090		

Number of Sales

22

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Greenfield

PROPERTY TYPE	PARCEL #	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Improved Commercial</i>								2	Paoli	6155	004	59004					#DIV/0!	#DIV/0!	#DIV/0!		
																	#DIV/0!	#DIV/0!	#DIV/0!		
																	#DIV/0!	#DIV/0!	#DIV/0!		
																	#DIV/0!	#DIV/0!	#DIV/0!		
																	#DIV/0!	#DIV/0!	#DIV/0!		

	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSESSMNT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*Only 1 improved commercial parcel in the township.

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Jackson

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Improved Commercial</i>	005-004-010-092	5912320000100005	\$9,500	\$45,900	\$55,400	\$9,800	\$48,000	\$57,800	Sep-07	\$60,000	\$60,000	3	Springs Valley	6160	005	59-005	Average	d	9510	499	0.963	0.963	0.000

	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSESSMNT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$9,500	\$45,900	\$55,400	\$9,800	\$48,000	\$57,800	\$60,000	\$60,000	96.33%	96.33%	0.00	100.00%		0.96		0.963	0.000	0.000

Number of Sales 1

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2007 TRENDING

Township: Northeast

PROPERTY TYPE	PARCEL #	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	2008 LAND AV	2008 IMP AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Improved Commercial</i>								4	Orleans	6145	006	59006					#DIV/0!	#DIV/0!	#DIV/0!		
																	#DIV/0!	#DIV/0!	#DIV/0!		

	2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSESSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSESSMNT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!		#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*Only 2 Parcels in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northwest

PROPERTY TYPE	PARCEL #	2007 LAND AV	2007 IMPRV AV	2007 TOTAL AV	2008 LAND AV	2008 IMPRV AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE VALUE
Improved								5		Spring Valley	6160	007	59007					#DIV/0!	#DIV/0!	#DIV/0!	
Commercial																		#DIV/0!	#DIV/0!	#DIV/0!	

*Zero (0) Improved Commercial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orangeville

PROPERTY TYPE	PARCEL #	2007 LAND ASSEMTN	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSEMTN	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved Commercial								6	Orleans	6145	008	59008							#DIV/0!	#DIV/0!	#DIV/0!
																			#DIV/0!	#DIV/0!	#DIV/0!

2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
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Number of Sales 0
*Zero (0) Improved Commercial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orleans

2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSMENT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
\$60,600	\$75,600	\$2,650,100	\$60,600	\$60,600	\$2,650,100	\$2,650,100	\$2,650,100	\$2,650,100	\$2,650,100	10.00	10.00%	\$2,650,100	1.00	0.00%	1.00

* Time adjusted 2002, 2003 and 2006 sales using 2.5% growth rate (2007 Trend)

Removed Jan-Sept 2002 Sales (2008 Trend)

Time adjusted 2002-2005 sales using 2% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Paoli

PROPERTY TYPE	CODE #	PARCEL ID	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	ratio	MEDIAN	ABSOLUTE DEVIATION
Improved	012-019-033-030/	590636221002000012/	\$12,900	\$10,100	\$23,000	\$13,600	\$10,100	\$23,700	Feb-03	\$20,000	\$21,610	8	Paoli	6155	012	59-012	fair	E+2	1253	499	1.097	1.044	0.053
	012-019-033-040	590636221040000012							Feb-06	\$98,500	\$98,500	8	Paoli	6155	012	59-012	average	c+1	1253	499	0.944	1.044	0.099
Commercial	012-013-132-000	590636402016001012	\$11,100	\$81,300	\$92,400	\$11,700	\$81,300	\$93,000	Dec-06	\$50,500	\$75,000	8	Paoli	6155	012	59-012	average	d+2	1253	499	0.976	1.044	0.068
	012-004-089-000	59110120110000012	\$21,800	\$50,500	\$72,300	\$22,700	\$50,500	\$73,200	Sep-05	\$30,000	\$30,800	8	Paoli	6155	012	59-012	FAIR	D	1250	429	1.182	1.044	0.138
	012-001-048-000	591101201075004012	\$8,400	\$27,500	\$35,900	\$8,900	\$27,500	\$36,400	Apr-03	\$90,000	\$98,940	8	Paoli	6155	012	59-012	average	d+1	1250	429	1.142	1.044	0.098
	012-002-038-000	59110120109000012	\$26,300	\$83,100	\$109,400	\$27,600	\$83,100	\$110,700	Apr-04	\$12,500	\$13,200	8	Paoli	6155	012	59-012	fair	d	1250	499	1.220	1.044	0.176
	012-018-043-011	591101201018008012	\$3,800	\$12,100	\$15,900	\$4,000	\$12,100	\$16,100	Jul-03	\$64,000	\$68,600	8	Paoli	6155	012	59-012	average	c-1	1250	430	1.092	1.044	0.048
	012-002-035-000	591102110008000012	\$14,300	\$59,800	\$74,100	\$15,100	\$59,800	\$74,900	Jul-03	\$46,000	\$49,300	8	Paoli	6155	012	59-012	fair	d+1	1255	499	0.974	1.044	0.070
	012-002-089-000	591101220017000012	\$6,300	\$41,400	\$47,700	\$6,600	\$41,400	\$48,000	Feb-04	\$117,000	\$123,960	8	Paoli	6155	012	59-012	average	d+2	1255	429	1.159	1.044	0.116
	012-014-005-000	590636121003004012	\$36,700	\$105,200	\$141,900	\$38,500	\$105,200	\$143,700	Jun-03	\$42,000	\$45,090	8	Paoli	6155	012	59-012	average	d+2	1250	429	1.124	1.044	0.181
	012-013-082-000	591102100054000012	\$24,500	\$26,900	\$51,400	\$25,700	\$26,900	\$55,200	Jan-05	\$130,000	\$135,250	8	Paoli	6155	012	59-012	average	c	1250	429	1.024	1.044	0.020
	012-002-051-000	591101201016002012	\$10,500	\$127,500	\$138,000	\$11,000	\$127,500	\$138,500	Jan-04	\$130,000	\$137,960	8	Paoli	6155	012	59-012	average	c-1	1253	464	0.935	1.044	0.109
	012-016-011-000	591101201020001012	\$8,900	\$119,600	\$128,500	\$9,400	\$119,600	\$129,000	Jan-07	\$125,000	\$125,000	8	Paoli	6155	012	59-012	average	c-1	1250	467	1.063	1.044	0.020
	012-014-031-000	591101100178001012	\$16,300	\$115,800	\$132,100	\$17,100	\$115,800	\$132,900	Jan-07	\$73,000	\$73,000	8	Paoli	6155	012	59-012	average	d+2	1255	499	0.921	1.044	0.123
	012-008-083-010/	590120080830100012/	\$18,600	\$47,800	\$66,400	\$19,400	\$47,800	\$67,200	Jan-07	\$125,000	\$125,000	8	Paoli	6155	012	59-012	average	d+2	1255	499-400	0.921	1.044	0.123
	012-008-083-000	590635300067000012							Apr-03	\$22,000	\$239,970	8	Paoli	6155	012	59-012	fair	c-1	1250	412	1.007	1.044	0.037
	012-001-015-000	590636221018008012	\$49,600	\$186,500	\$236,100	\$52,100	\$186,500	\$238,600	Aug-07	\$125,000	\$125,000	8	Paoli	6155	012	59-012	average	d+1	1250	447	1.000	1.044	0.044
	012-023-076-000	59063630505000012	\$24,400	\$83,500	\$107,900	\$26,000	\$99,000	\$125,000	Aug-07	\$125,000	\$125,000	8	Paoli	6155	012	59-012	average	d+1	1250	429	1.131	1.044	0.088
	012-018-046-000	591101201013000012	\$11,800	\$67,000	\$78,800	\$12,400	\$114,000	\$129,000	Jan-08	\$25,000	\$24,510	8	Paoli	6155	012	59-012	average	d	1253	499	0.853	1.044	0.191

2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSMNT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS	\$308,900	\$1,263,600	\$1,572,500	\$324,700	\$1,343,700	\$1,668,400	\$1,548,000	\$1,605,690	105.24%	104.36%	8.93	101.28%	1.04	18.943	1.677	0.093

Number of Sales 18

*Adjusted 2002 and 2003 sales for time using 2.5% growth rate (2007 trend)

7/2008 removed 2002 Sales (2008 Trend)

Adjusted 2003-2005 and 2008 sales using 2% rate (2008 trend)

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Southeast

PROPERTY TYPE	PARCEL #	2007 LAND AV	2007 IMP AV	2007 TOTAL AV	2008 LAND AV	2008 IMP AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved								9		Paoli		6155						#DIV/0!	#DIV/0!	#DIV/0!	
Commercial																		#DIV/0!	#DIV/0!	#DIV/0!	

2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSMNT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0			\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*6 Improved Commercial in Township- no sales available

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Stampers Creek

PROPERTY TYPE	PARCEL #	2007 LAND ASSMNT	2007 IMPRV ASSMNT	2007 TOTAL ASSMNT	2008 LAND ASSMNT	2008 IMPRV ASSMNT	2008 TOTAL ASSMNT	DATE OF SALE	SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Improved								10		Paoli		6155	014	59014				#DIV/0!	#DIV/0!	#DIV/0!	
Commercial																		#DIV/0!	#DIV/0!	#DIV/0!	

2007 TOTAL ASSMNT OF LAND	2007 TOTAL ASSMNT OF IMP.	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSMNT OF LAND	2008 TOTAL ASSMNT OF IMP.	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$0	\$0	\$0			\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Number of Sales 0

*Only 3 Improved Commercial in Township

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: French Lick

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT		NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	001-016-071-012	590535101009000001	\$2,500	\$2,700	\$2,700	Mar-08	\$2,700	\$2,700	1	Springs Valley	6160	001	59-001		9107	100	1.000	1.000	0.000
	001-023-035-000	590532300015000001	\$2,400	\$2,500	\$2,500	Mar-08	\$2,500	\$2,500	1	Springs Valley	6160	001	59-001		9101	100	1.000	1.000	0.000
	001-019-036-032	591201300051000001	\$300	\$300	\$300	Mar-08	\$300	\$300	1	Springs Valley	6160	001	59-001		9101	100	1.000	1.000	0.000
	001-011-038-010	591209100050000001	\$2,200	\$2,300	\$2,300	Mar-08	\$2,300	\$2,300	1	Springs Valley	6160	001	59-001		9101	100	1.000	1.000	0.000
	001-010-030-020	591204100070000001	\$15,100	\$15,900	\$15,900	Mar-08	\$15,900	\$15,900	1	Springs Valley	6160	001	59-001		9101	100	1.000	1.000	0.000
	001-017-004-030	591211300032000001	\$100	\$100	\$100	Mar-08	\$100	\$100	1	Springs Valley	6160	001	59-001		9101	100	1.000	1.000	0.000

	2007 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$22,600	\$23,800	\$23,800	\$23,800	\$23,800	100.00%	100.00%	0.00	100.00%	1.00	6.000	0.000	0.000

Number of Sales

6

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Greenfield

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT		NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	004-012-027-000	591417200026000004	\$700	\$700	\$700	Mar-08	\$700	\$700	2	Paoli	6155	004	59-004		9401	100	1.000	1.000	0.000
	004-012-027-010	591417200001000004	\$15,900	\$16,800	\$16,800	Mar-08	\$16,800	\$16,800	2	Paoli	6155	004	59-004		9401	100	1.000	1.000	0.000
	004-012-037-020	591408200003000004	\$4,900	\$5,200	\$5,200	Mar-08	\$5,200	\$5,200	2	Paoli	6155	004	59-004		9401	100	1.000	1.000	0.000
	004-012-040-000	591417300022000004	\$2,100	\$2,200	\$2,200	Mar-08	\$2,200	\$2,200	2	Paoli	6155	004	59-004		9401	100	1.000	1.000	0.000
	004-012-040-010	591417400036000004	\$2,900	\$3,100	\$3,100	Mar-08	\$3,100	\$3,100	2	Paoli	6155	004	59-004		9401	100	1.000	1.000	0.000
	004-012-041-010	591406300012000004	\$11,800	\$12,400	\$12,400	Mar-08	\$12,400	\$12,400	2	Paoli	6155	004	59-004		9401	100	1.000	1.000	0.000

	2007 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$38,300	\$40,400	\$40,400	\$40,400	\$40,400	100.00%	100.00%	0.00	100.00%	1.00	6.000	0.000	0.000

Number of Sales

6

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Jackson

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT		NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	005-012-022-020	591313300013000005	\$21,200	\$22,300	\$22,300	Mar-08	\$22,300	\$22,300	3	Springs Valley	6160	005	59-005		9501	100	1.000	1.000	0.000
	005-012-022-000	591324100018000005	\$10,600	\$11,200	\$11,200	Mar-08	\$11,200	\$11,200	3	Springs Valley	6160	005	59-005		9501	100	1.000	1.000	0.000
	005-012-022-040	591324200024000005	\$7,900	\$8,300	\$8,300	Mar-08	\$8,300	\$8,300	3	Springs Valley	6160	005	59-005		9501	100	1.000	1.000	0.000
	005-012-022-050	591324100003000005	\$20,300	\$21,400	\$21,400	Mar-08	\$21,400	\$21,400	3	Springs Valley	6160	005	59-005		9501	100	1.000	1.000	0.000
	005-019-024-010	591325200007000005	\$2,200	\$2,300	\$2,300	Mar-08	\$2,300	\$2,300	3	Springs Valley	6160	005	59-005		9501	100	1.000	1.000	0.000

	2008 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSMENT OF LAND	2007 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$62,200	\$65,500	\$65,500	\$65,500	\$65,500	100.00%	100.00%	0.00	100.00%	1.00	5.000	0.000	0.000

Number of Sales

5

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northeast

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT		NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	006-001-006-000	590236400008000006	\$63,600	\$66,900	\$66,900	Mar-08	\$66,900	\$66,900	4	Orleans	6145	006	59006		9603	100	1.000	1.000	0.000
	006-002-019-000	590723400011000006	\$11,000	\$11,500	\$11,500	Mar-08	\$11,500	\$11,500	4	Orleans	6145	006	59006		9603	100	1.000	1.000	0.000
	006-002-029-010	590226100033000006	\$34,700	\$36,500	\$36,500	Mar-08	\$36,500	\$36,500	4	Orleans	6145	006	59006		9303	100	1.000	1.000	0.000
	006-003-012-020	590131400012000006	\$12,000	\$12,600	\$12,600	Mar-08	\$12,600	\$12,600	4	Orleans	6145	006	59006		9603	100	1.000	1.000	0.000
	006-003-025-030	590723400009000006	\$34,700	\$36,500	\$36,500	Mar-08	\$36,500	\$36,500	4	Orleans	6145	006	59006		9603	100	1.000	1.000	0.000
									4	Orleans	6145	006	59006						

	2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMENT OF LAND	2008 TOTAL ASSESSED VALUE	TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE	MEAN	MEDIAN	COD	PRD (price related differential)	WEIGHTED MEAN	TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION
TOTALS	\$156,000	\$164,000	\$164,000	\$164,000	\$164,000	100.00%	100.00%	0.00	100.00%	1.00	5.000	0.000	0.000

Number of sales

5

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Northwest

PROPERTY TYPE	CODE#	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT	CONDITION	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	007-001-001-000	590515400023000007	\$7,700	\$8,100	\$8,100	Mar-08	\$8,100	\$8,100	5	Springs Valley	6160	007	59007		9702	100	1.000	1.000	0.000	
	007-001-004-011	590427200016000007	\$17,100	\$17,900	\$17,900	Mar-08	\$17,900	\$17,900	5	Springs Valley	6160	007	59007		9702	100	1.000	1.000	0.000	
	007-008-001-020	590518100022000007	\$6,300	\$6,700	\$6,700	Mar-08	\$6,700	\$6,700	5	Springs Valley	6160	007	59007		9702	100	1.000	1.000	0.000	
	007-008-003-010	590503400015000007	\$9,500	\$10,200	\$10,200	Mar-08	\$10,200	\$10,200	5	Springs Valley	6160	007	59007		9701	100	1.000	1.000	0.000	
	007-009-001-020	590423300013000007	\$4,400	\$4,600	\$4,600	Mar-08	\$4,600	\$4,600	5	Springs Valley	6160	007	59007		9701	100	1.000	1.000	0.000	
TOTALS			2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS			\$24,800	\$26,000	\$26,000		\$26,000	\$26,000		100.00%	100.00%	0.00	100.00%		1.00		5.000	0.000	0.000	

Number of Sales

5

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Orangeville

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT			NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	008-001-002-000	590619100008000008	\$6,100	\$6,400	\$6,400	Mar-08	\$6,400	\$6,400	6	Orleans	6145	008	59008		9801	100	1.000	1.000	0.000	
	008-001-003-010	590512400007000008	\$17,900	\$18,900	\$18,900	Mar-08	\$18,900	\$18,900	6	Orleans	6145	008	59008		9801	100	1.000	1.000	0.000	
	008-013-022-010	590620400013000008	\$22,700	\$23,800	\$23,800	Mar-08	\$23,800	\$23,800	6	Orleans	6145	008	59008		9801	100	1.000	1.000	0.000	
	008-016-011-051	590512400015000008	\$4,300	\$4,600	\$4,600	Mar-08	\$4,600	\$4,600	6	Orleans	6145	008	59008		9801	100	1.000	1.000	0.000	
	008-018-009-010	590524200014000008	\$5,000	\$5,200	\$5,200	Mar-08	\$5,200	\$5,200	6	Orleans	6145	008	59008		9801	100	1.000	1.000	0.000	
TOTALS			2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS			\$56,000	\$58,900	\$58,900		\$58,900	\$58,900		100.00%	100.00%	0.00	100.00%		1.00		5.000	0.000	0.000	

Number of Sales

5

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLG/TAX DISTRICT			NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
Agricultural Land	009-007-016-010	590228200009000009	\$14,000	\$14,800	\$14,800	Mar-08	\$14,800	\$14,800	7	Orleans	6145	009	59009		9904	100	1	1.000	0.000	
	009-008-001-000	590222300007000009	\$77,300	\$81,300	\$81,300	Mar-08	\$81,300	\$81,300	7	Orleans	6145	009	59009		9904	100	1	1.000	0.000	
	009-020-007-030	590228100006000009	\$41,300	\$43,400	\$43,400	Mar-08	\$43,400	\$43,400	7	Orleans	6145	009	59009		9904	100	1	1.000	0.000	
	009-020-007-000	590233100002000009	\$130,600	\$137,400	\$137,400	Mar-08	\$137,400	\$137,400	7	Orleans	6145	009	59009		9904	100	1	1.000	0.000	
	009-020-005-002	590326200044000009	\$24,200	\$25,400	\$25,400	Mar-08	\$25,400	\$25,400	7	Orleans	6145	009	59009		9904	100	1	1.000	0.000	
TOTALS			2007 TOTAL ASSESSED VALUE	2008 TOTAL ASSESSMT OF LAND	2008 TOTAL ASSESSED VALUE		TOTAL OF ALL SALE PRICES	TOTAL ADJUSTED SALE PRICE		MEAN	MEDIAN	COD	PRD (price related differential)		WEIGHTED MEAN		TOTAL OF ALL RATIOS	ABSOLUTE DEVIATION TOTAL	AVERAGE ABSOLUTE DEVIATION	
TOTALS			\$287,400	\$302,300	\$302,300		\$302,300	\$302,300		100.00%	100.00%	0.00	100.00%		1.00		5.000	0.000	0.000	

Number of Sales

5

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Paoli

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND VALUE	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	NEIGH. CODE	PROPERTY CLAS S	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Agricultural Land</i>	011-003-063-000	591010300019000011	\$19,300	\$20,300	\$20,300	Mar-08	\$20,300	\$20,300	8	Paoli	6155	011	59-011	1115	100	1.000	1.000	0.000
	011-003-063-010	591010200017000011	\$4,900	\$5,200	\$5,200	Mar-08	\$5,200	\$5,200	8	Paoli	6155	011	59-011	1115	100	1.000	1.000	0.000
	011-003-063-030	591010200005000011	\$9,900	\$10,400	\$10,400	Mar-08	\$10,400	\$10,400	8	Paoli	6155	011	59-011	1115	100	1.000	1.000	0.000
	011-006-020-020	590719100005000011	\$85,000	\$89,600	\$89,600	Mar-08	\$89,600	\$89,600	8	Paoli	6155	011	59-011	1115	100	1.000	1.000	0.000
	011-015-013-020	590627100002000011	\$100	\$100	\$100	Mar-08	\$100	\$100	8	Paoli	6155	011	59-011	1115	100	1.000	1.000	0.000
	011-018-001-010	590731211040000011	\$33,600	\$35,400	\$35,400	Mar-08	\$35,400	\$35,400	8	Paoli	6155	011	59-011	1115	100	1.000	1.000	0.000
AVERAG E ABSOLU TE DEVIA TION																		
TOTALS			\$152,800	\$161,000	\$161,000		\$161,000	\$161,000		100.00%	100.00%	0.00	100.00%	1.00	6.000	0.000	0.000	

Number of Sales

6

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Southeast

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITI ON	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Agricultural Land</i>	013-014-001-040	591524100033000013	\$10,500	\$11,000	\$11,000	Mar-08	\$11,000	\$11,000	9	Paoli	6155	013	59-013	1301	100	1.000	1.000	0.000		
	013-016-029-020	591530200017000013	\$40,100	\$42,200	\$42,200	Mar-08	\$42,200	\$42,200	9	Paoli	6155	013	59-013	1301	100	1.000	1.000	0.000		
	013-010-008-020	591619300017000013	\$7,200	\$7,500	\$7,500	Mar-08	\$7,500	\$7,500	9	Paoli	6155	013	59-013	1301	100	1.000	1.000	0.000		
	013-013-004-001	591527100032000013	\$17,900	\$18,800	\$18,800	Mar-08	\$18,800	\$18,800	9	Paoli	6155	013	59-013	1301	100	1.000	1.000	0.000		
	013-013-004-002	590130130040020013	\$1,000	\$1,000	\$1,000	Mar-08	\$1,000	\$1,000	9	Paoli	6155	013	59-013	1301	100	1.000	1.000	0.000		
AVERAGE ABSOLUTE DEVIATION																				
TOTALS			\$76,700	\$80,500	\$80,500		\$80,500	\$80,500		100.00%	100.00%	0.00	100.00%	1.00	5.000	0.000	0.000			

Number of Sales

5

ORANGE COUNTY ASSESSMENT RATIO STUDY FOR 2008 TRENDING

Township: Stampers Creek

PROPERTY TYPE	CODE #	PARCEL ID	2007 TOTAL AV	2008 LAND AV	2008 TOTAL AV	DATE OF SALE	SALE PRICE	ADJUSTED SALE PRICE	TWSP.	SCHOOL CORP.	SCHOOL CORP. #	COUNTY TAX DISTRICT	DLGF TAX DISTRICT	CONDITI ON	GRADE	NEIGH. CODE	PROPERTY CLASS	RATIO	MEDIAN	ABSOLUTE DEVIATION
<i>Agricultural Land</i>	014-023-020-000	591012400008000014	\$3,100	\$3,300	\$3,300	Mar-08	\$3,300	\$3,300	10	Paoli	6155	014	59014	1402	100	1.000	1.000	0.000		
	014-008-014-001	590929300011001014	\$5,200	\$5,500	\$5,500	Mar-08	\$5,500	\$5,500	10	Paoli	6155	014	59014	1401	100	1.000	1.000	0.000		
	014-007-005-000	591013100002000014	\$34,200	\$36,000	\$36,000	Mar-08	\$36,000	\$36,000	10	Paoli	6155	014	59014	1402	100	1.000	1.000	0.000		
	014-012-013-001	590140120130010014	\$400	\$400	\$400	Mar-08	\$400	\$400	10	Paoli	6155	014	59014	1402	100	1.000	1.000	0.000		
	014-023-030-010	590907400033000014	\$1,700	\$1,800	\$1,800	Mar-08	\$1,800	\$1,800	10	Paoli	6155	014	59014	1402	100	1.000	1.000	0.000		
AVERAGE ABSOLUTE DEVIATION																				
TOTALS			\$44,600	\$47,000	\$47,000		\$47,000	\$47,000		100.00%	100.00%	0.00	100.00%	1.00	5.000	0.000	0.000			

Number of Sales

5